



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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নং 196 দিশপুৰ, মঙ্গলবাৰ, 23 এপ্ৰিল, 2024, 3 ব'হাগ, 1946 (শক)  
No. 196 Dispur, Tuesday, 23rd April, 2024, 3rd Vaisakha, 1946 (S. E.)

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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

## NOTIFICATION

The 4th January, 2024

**DoHUA EcF No. 393727/2023/43.-** In exercise of the powers conferred by the Sub-Section (2) and (3) of Section 10 of the Assam Town and Country Planning Act, 1959 (as amended) read with Rule 6 of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulation) Rules, 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master Plan for Rangapara.

### NOTICE FOR PUBLICATION OF THE FINAL MASTER PLAN FOR RANGAPARA

1. It is notified that the Final Master Plan for Rangapara is prepared by the Directorate of Town & Country Planning, Government of Assam and adopted by the State Government under sub section (2) and (3) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) read with Section 6 of the Assam Town and Country Planning (Amendment) Rule, 1962 for the area described in the schedule below, is hereby published.
2. The Final Master Plan with all relevant papers and maps may be inspected free of cost during the office hours at the office of Director, Town & Country Planning, Dispur, Guwahati-6, Deputy Director, Town & Country Planning, Dist. Office- Tezpur, office of the Chairman, Rangapara Municipal Board & Chariduar Revenue Circle Office. Copies of the Final Master Plan is also available in the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, Dist. Office - Tezpur for sale on payment.

**SCHEDULE****A. SITUATION AND AREA**

DISTRICT	:	SONITPUR
SUB-DIVISION	:	TEZPUR
POLICE STATION	:	RANGAPARA
STATE	:	ASSAM
APPROXIMATE MASTER PLAN AREA	:	16.18 Sq. KM.
APPROXIMATE MUNICIPAL AREA	:	01.96 Sq. KM.

**B. REVENUE AREA INCLUDED IN THE RANGAPARA MASTER PLAN**

1. Rangapara Municipal Board
2. Other Revenue area

<u>Revenue circle</u>	<u>Mouza</u>	<u>Villages</u>
Chariduar	Balipara	Rangapara Town & 1. UparKacharigaon 2. No. 2 Kacharigaon 3. Namonigaon No. 1 4. Namonigaon No. 2 5. No. 4 Hatibari T.E. 6. No. 3 Hatibari T.E. 7. Namgaon Bagisha (Pt-I) (Part) [an abandon T.E. area added as per resolution of the Public Meeting (vacant area with no population)].
Chariduar	Bahbari	8. No. 1 Rangapara Bagisha 9. No. 2 Rangapara Bagisha

**C. DESCRIPTION OF BOUNDARIES**

<b>NORTH:</b>	No. 1 KachariGaon T.E., No. 1 Naharani T.E., No. 1 Hatibari T.E
<b>SOUTH:</b>	No. 1 Moinajuli T.E., No. 3 Dhulapadung T. E., No. 1 Rupajuli T.E., Pagla Bil Gaon.
<b>EAST:</b>	No. 3 Rupajuli T.E, Nagapathar, No. 1 Namgaon, No. 2 Hatibari T.E.
<b>WEST:</b>	No. 1 Sonajuli T.E.,No. 1 Borjuli T.E, No. 1 Goralì T.E.

**KAVITHA PADMANABHAN,**  
 Commissioner & Secretary to the Government of Assam,  
 Department of Housing and Urban Affairs,  
 Dispur, Guwahati-6.

## CHAPTER – I

### INTRODUCTION TO THE MASTER PLAN AREA

#### 1.1 LOCATION, REGIONAL SETTING AND HISTORY OF THE TOWN

An unplanned growth of a town or city has caused enormous problems in our social, cultural and economic life. It is now quite urgent to apply new principals of urban planning in order to achieve good living and working environment, where needs of housing, employment, transportation, recreational activities etc. of the whole community are best provided with optimum utilization of available resources.

The latitude and longitude of Rangapara are 26° 50' 15.79" N 92° 40' 7.54" E and Elevation is 85.29 Meters (279.83 Feet) above Mean Sea Level.

In Preparing of the Final Master Plan for Rangapara, various surveys have been carried out such as Land use survey, Socio-economic survey, Traffic survey etc. to understand the existing condition of the town as well as the selected villages which covered under Master Plan area in order to suggest the types of action to be taken to guide future development of the area. The Master Plan area of Rangapara has been demarcated after studying the present trend of growth of the town, the physical feature of the surrounding areas, future development of commercial and industrial network in the region etc. The present trend of growth of the town is towards the east for the development road and rail communication to Balipara, development of trade and commerce etc. at Balipara area. The Balipara road communication is directly link with Arunachal Pradesh via Nameri National Park which is going to big Tourist attraction point in near future. On the other hand, the present trend of growth of the town is towards the south-eastern side (way to Tezpur road) due to well transport communication like with district headquarter Tezpur etc.

From the old history of Indian Railway, it is found that the TB tramway Co. was originally started on 1894 from Tezpur Ghat to Bindukuri (8.10 miles long). Later, the line was extended from Bindukuri to Balipara(12 miles) long making a total of 20.10 miles. Another length of 2 miles long tramway was constructed at the expense of Borjuli Tea Co. connecting Borjuli Tea factory with Rangapara Station on old TB Railways alignments and was worked by them. But it was closed to public/traffic from Feb/1908. TB tramway Co. was taken over by Govt. of India as TB Railways from 1-9-1952 and the narrow-gauge line from Tezpur to Rangapara was converted to MG from 30-4-1953 and the Rangapara – Balipara section closed down from 1954. In the year 1933, the new Eastern Bengal Railway was introduced by connecting TANGLA-RANGAPARA extension.

Rangapara town got its name as the soil of this area was red in colour. Rangapara town, also known as 'rail city' with a growing population and close proximity to a number of tea gardens and the BG rail junction, has always remained one of the busiest townships in the belt witnessing 24 x 7-hour heavy traffic. The town is also considered as one of the nerve centres for trade and commerce and education for the people of the northern belt of the region while the BG railway line passes through it connecting Murkokselek with other important parts of the world through Rangia junction, thereby remaining a crowd-pulling city.

The Master Plan presented here is a broad guideline for orderly development of Rangapara as a growing urban center in near future. The study made for this purpose is elaborate in the subsequent chapters along with the recommendations based on modern planning techniques and principals etc. The population of the Master Plan Area has been estimated up to the year 2041 and all the recommendations are made accordingly. And in this connection, all these plan and projects will be effectuated by way of taking up detailed schemes in Phased manner. In order to control the land use of the area and to achieve the desired growth of the town “Assam Unified Building Construction (Regulation) Byelaws, 2022 and the Uniform Zoning Regulations, 2000” as notified by Government have been adopted.

For the implementation of Master Plan in broader sense, the participation of Public/Community is a vital aspect. No plan can success and reach its desired goal until and unless it is supported by citizen. As such, it is desirable that the people of Rangapara will extend their hearty co-operation to the measure taken up for the successful implementation of the Master Plan.



## 1.2 CLIMATE, TOPOGRAPHY AND SOIL CONDITION

Rangapara occupies its position on the strip of flat land lying in the foothill of Arunachal and Bhutan.

The climatic condition of Rangapara town is same as the average climate condition of the state.

The monthly maximum and minimum temperatures of Rangapara during the last few years are-

**Table No. 1: Climate Rangapara: Weather by month in recent years**

Month	Jan	Feb	Mar	Apr	May	Jun	Jul
Record high °C (°F)	27.0 (80.6)	30.0 (86.0)	37.0 (98.6)	39.0 (102.2)	39.0 (102.2)	37.0 (98.6)	37.0 (98.6)
Average high °C (°F)	23.17 (73.71)	25.73 (78.31)	30.17 (86.31)	32.96 (91.33)	31.89 (89.4)	31.5 (88.7)	29.69 (85.44)
Daily mean °C (°F)	19.8 (67.64)	22.08 (71.74)	26.43 (79.57)	29.33 (84.79)	29.12 (84.42)	29.4 (84.92)	28.03 (82.45)
Average low °C (°F)	13.59 (56.46)	16.08 (60.94)	19.24 (66.63)	22.3 (72.14)	23.44 (74.19)	24.69 (76.44)	24.67 (76.41)
Record low °C (°F)	9.0 (48.2)	12.0 (53.6)	13.0 (55.4)	19.0 (66.2)	16.0 (60.8)	16.0 (60.8)	18.0 (64.4)
Average precipitation mm (inches)	4.1 (0.16)	12.21 (0.48)	15.58 (0.61)	46.58 (1.83)	101.88 (4.01)	173.02 (6.81)	263.58 (10.38)
Month	Aug	Sep	Nov	Oct	Dec	Year	
Record high °C (°F)	37.0 (98.6)	35.0 (95.0)	33.0 (91.4)	30.0 (86.0)	27.0 (80.6)	39.0 (102.2)	
Average high °C (°F)	32.09 (89.76)	30.13 (86.23)	29.14 (84.45)	26.39 (79.5)	23.47 (74.25)	28.86 (83.95)	
Daily mean °C (°F)	29.99 (85.98)	28.07 (82.53)	26.48 (79.66)	23.31 (73.96)	20.16 (68.29)	26.02 (78.84)	
Average low °C (°F)	25.68 (78.22)	23.81 (74.86)	21.19 (70.14)	17.48 (63.46)	14.32 (57.78)	20.54 (68.97)	
Record low °C (°F)	21.0 (69.8)	18.0 (64.4)	17.0 (62.6)	12.0 (53.6)	10.0 (50.0)	9.0 (48.2)	
Average precipitation mm (inches)	142.12 (5.6)	132.61 (5.22)	26.17 (1.03)	7.87 (0.31)	8.37 (0.33)	77.84 (3.06)	

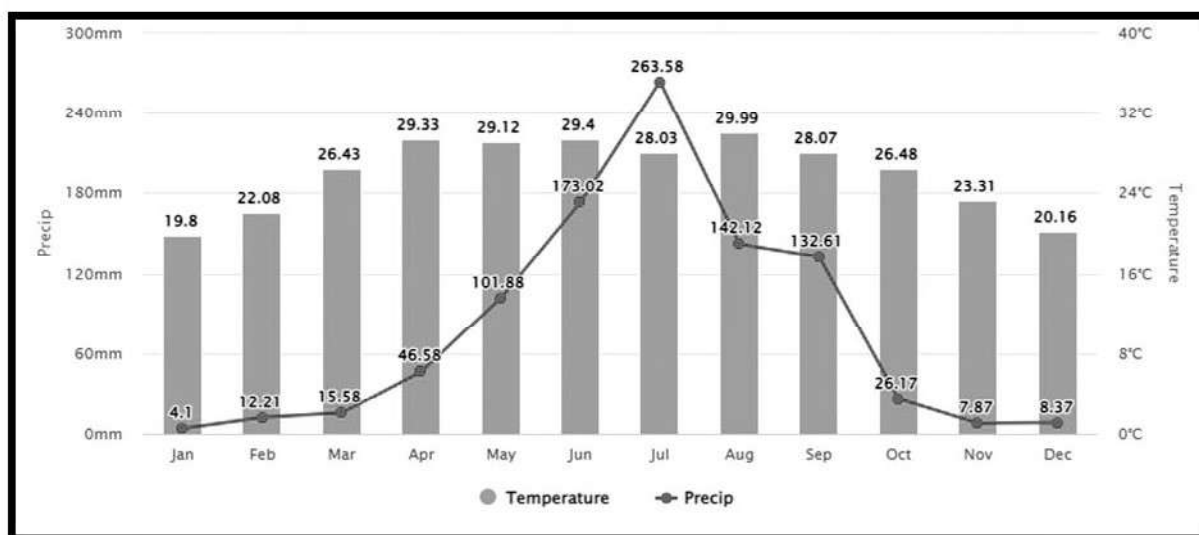
Source: [www.google.com](http://www.google.com)

From the above table it is summarized that Rangapara has a very pleasant weather i.e. not too hot in summer and not too cold in winter.

Like other areas of Assam and NE, Rangapara has been enjoying a very heavy rainfall during monsoon seasons.

From the above table it can be derived that Rangapara has been experiencing the major rainfall in a year in the months of June, July and August during the last five years.

**Table No. 2: Chart showing the mean monthly temperature and precipitation of Rangapara in recent years**



Source: [www.google.com](http://www.google.com)

Rangapara and its immediate neighbouring areas enjoy a climate suitable for cultivation on paddy and tea. The soil within the Master Plan area is alluvial and comparatively less prone to annual floods which are a recurring feature in any parts of the state.

### **1.3 URBAN MORPHOLOGY AND PHYSICAL SETTING**

Urban Morphology refers to the study of internal structure, the arrangement of residential houses, layout plan of roads and streets, internal physical structure of the city consisting entertainment space, community land, marketing area etc.

The Rangapara Town is situated in the North- East surrounded by several Tea Estates amidst a unique scenic beautiful spot in the District of Sonitpur, Assam. During the pre- independence period in the year 1826, the Treaty of Yandabo, Assam was handed over to East India Company, Latter, the British mercenary came into this part for expanding their trade with importing labourers from Bihar, Madhya Pradesh, Jharkhand and Orissa etc. and now they are known as Adivasi Tea Tribe of Assam.

Actually, the present Rangapara Town was created on 14-08-1968 consisting of middle part of 3 (three) villages- namely Hinhugaon, Upar – Kacharigaon (part), Namonigaon (part) and railway colony.

The British was set up a Rangapara Station at first time only for their communication to supply their tea- trade and later it had been expanded as TBR (Tezpur Balipara Railway) to carry tea chasts from the adjoining tea estates for export purpose. After that, it was becoming a present Rangapara North Junction occupies a greater communication system with the neighboring State of Arunachal Pradesh and many of other districts of Assam. It was connected to Tezpur in one line and one is Mukakseleng via Lakhimpur and another is connected to Bhalukpong in Arunachal Pradesh.

There are twenty-two tea gardens which cover a large land area of the place. After 1962, Sino Indian war railway line was extended to Mukakseleng. Therefore, Rangapara was made sub-headquarters of the Railways and many offices were set up here. A big Railway establishment with offices and staff grow up. The population of the entire area covers was now a mixed community of tribal, non- tribal of origin and ex-tea garden workers, people from Bengal, Bihar, Nepal, Orissa, Rajasthan etc. Except in the tea, the inhabitants were mostly small agriculturist with a small number of petty traders, businessmen, office goers.

Till the coming of the British, the territory under consideration was ruled by the Koch king through the Nishis of Arunachal Pradesh maintained a territorial right over a part of the region along the extreme northern boundary. The Arunachal tribe collected "Tax" in kinds like paddy, cows and materials of daily utilities from the indigenous settlers of the region and thus was sparsely populated till the coming of the British.

The British administration after setting up of the district H.Q. of the Darrang district at Tezpur in 1836 A. D. had to establish a re-enforcement camp at Chariduar to check the atrocities of the hill tribes of Arunachal Pradesh on the then settlers of the region. The intention of the British administration was to create a conducive political environment that could ensure security to the newly established tea plantation over the red bank soil zone of the region and to encourage new settlement of people to enhance land revenues collection. Thus, there was steady growth of population in the region particularly after 1850's.

The early population of the region that represented Mongolian and Austrian strain is, as supported by various tribal communities that accepted Assamese as their mother tongue.

Consideration its past, present and importance in the future, it seems Rangapara town is likely to grow more in the coming years ahead. Already, there is less possibility of expansion inside the municipal area; hence expansion will be mainly in the sub-urban areas, located immediately under the direct influence of the town.

#### **1.4 NEED FOR THE MASTER PLAN**

"Final Master Plan for Rangapara - 2041", has been prepared to guide the physical development of the town and its sub urban areas, in future. Rangapara town and its neighbouring 9 (eight full + 1 part) villages 1. Upar Kacharigaon 2.No. 2 Kacharigaon 3. Namonigaon No. 1 4. Namonigaon No. 2 5.No. 4 Hatibari T.E. 6. No. 3 Hatibari T.E. 7. Namgaon Bagisha (Pt-I) (Part) [an abandon T.E. area added as per resolution of the Public Meeting (vacant area with no population)] 8. No. 1 Rangapara Bagisha 9. No. 2 Rangapara Bagisha.

The Final Master Plan for Rangapara, 2041 has been prepared considering different aspects (within the constraints), including transportation aspect, and others those likely to affect activities and land use in the planning area in future. By and large, this plan is prepared as per provision of

the URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION & IMPLEMENTATION (URDPFI) GUIDELINES 2015, prepared by the MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA under the guidance of the Town & Country Planning Organization and circular issued from time to time by the TCP Deptt., Govt. of Assam, Uniform Zoning Regulations, The Assam Unified Building Construction (Regulation) Building Byelaws, 2022 are considered as it is already approved for all the towns of **Assam** including **Rangapara** by the **Government of Assam**.

The main aim of the infrastructural development of Rangapara town is to provide better facilities to the public. At the same time, it is expected that this will provide convenience to all section of people, discipline and cleanliness and pollution control. Moreover, the master plan for Rangapara will take care of the overall development of the entire planning area and it is planning to create a tourist route from Tezpur to Nameri via Rangapara Town.

## CHAPTER – II

### DEMOGRAPHY

The study growth of population its composition together with its characteristic is vital in planning a town or a region in order to evolve out planning programme in respect of physical economic and social development in a rational manner.

#### 2.1 TOTAL POPULATION, MALE/ FEMALE POPULATION

Rangapara has grown into a multifunctional town with trade and commerce, as its main activity. Rangapara Master Plan Area had a population of 30,434 as per 2011 census and it had a gradual increase except the decades 1971-1991. The table shows the population growth of Rangapara planning area.

**Table No. 3: Population Growth of Rangapara Planning Area, 1951 - 2011**

Year	Rangapara Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Rangapara Master Plan Area	Growth Rate (%)
1951	3253 <sup>+</sup>	---	5,407	---	8660	---
1961	5930 <sup>+</sup>	82.29	6038	11.67	11968	38.20
1971	11974	101.92	10350	71.41	22324	86.53
1991	18525	54.71*	9668	(-)6.59*	28733	22.31*
2001	18824	1.61	9909	2.49	28733	55.10
2011	18393	(-)2.29	12,041	21.52	30434	5.92

\*20 years growth rate.

*Source: Census of India.*

<sup>+</sup> Town population has been calculated from the population of the villages, those included in Rangapara town which was created on **14-08-1968**.

The above Table reveals that the rate of growth of population during 1951-61 and 1961-71 were considerably high being 82.29 and 101.92% respectively. This is due to migration to the town from its hinterlands obviously for employment opportunities created due to establishment of many Government Offices and coming up no. of household industries. The growth of population during 1971-1991 was also high i.e. 54.71%, the growth of population during 1991-2001 was very low compared to other decades i.e. 1.61%. But as per the census 2011, the rate of growth of population was negative i.e. (-) 2.29% which was questionable, might be one of the reasons that in 2011 some outskirts areas of the town were left out in the town population. The rate of growth of population in the planning area excluding the municipal area was 71.41% during the decade 1961-71 and the growth rate of population in the planning area excluding the municipal area as well as for the entire master plan area were also found as negative one i.e. (-)6.59% and (-)17.02% respectively.

As per 2011 Census, the Schedule Cast and Schedule Tribe Population in Rangapara Municipality was 9.78% and 6.65% of total population respectively and that in entire planning was 2.05% and 5.27% respectively.

**Table No. 4: Male & Female Population in Rangapara Master Plan Area 1951– 2011**

Year	Rangapara Municipal Area		Sex Ratio	Planning area minus Municipal area		Sex Ratio	Rangapara Master Plan Area		Sex Ratio
	Male	Female		Male	Female		Male	Female	
1951	2012	1241	617	2906	2501	861	4918	3742	761
1961	3719	2211	595	3177	2832	891	6896	5043	731
1971	7014	4960	707	5411	4939	913	12425	9899	797
1991	10281	8244	802	5942	4727	796	10281	8244	802
2001	10206	8618	844	5054	4855	961	15260	13473	883
2011	9485	8908	939	6082	5959	980	15567	14867	955

*Source: Census of India*



According to 2011 Census, the sex ratio i.e. number of females per 1000 males of Rangapara town was 939 while the district urban ratio was 955. During the same year ratio for the planning area stood at 980 against that of the district was 956.

The 0-6 age group population of in Rangapara Municipality and Rangapara Planning Area in 2011 were 1855(10.09%) and 3513(11.54%) respectively.

## **2.2 MIGRATION OF POPULATION**

The decreasing Population Growth rate in Rangapara Municipality area during the last decade i.e. 2001-2011 and Rangapara Master Plan area during the decades 1971-1991, shows that from Rangapara Municipal Area as well as entire planning area, people migrated from that area and shifted to nearby major cities like Guwahati/ Tezpur. According to 2011 census, the gross density of Rangapara town was 9384 persons per Sq. KM. (considering the Rangapara Municipal area as per the prepared map is 1.96 Sq. Km.) while it was 2220 persons per Sq. Km for the entire planning area. The town registered population density of 9604 persons per Sq. Km in 2001 while it was 2096 persons per Sq. Km in Rangapara Master Plan Area. The decreasing density of population in Rangapara Municipal area during the decade 2001-2011 was because of the negative growth rate of population in Rangapara Municipal area during that decade.

## **2.3 HOUSEHOLD DENSITY AND SIZE**

According to 2011 census, the gross density of Rangapara town was 9384 persons per Sq. KM. (considering the Rangapara Municipal area as per the prepared map is 1.96 Sq. Km.) while it was 2220 persons per Sq. Km for the entire planning area. The town registered population density of 9604 persons per Sq. Km in 2001 while it was 2096 persons per Sq. Km in Rangapara Master Plan Area. The decreasing density of population in Rangapara Municipal area during the decade 2001-2011 was because of the negative growth rate of population in Rangapara Municipal area during that decade. The density of population gradually falls as we go away from the town, where population is sparsely distributed with pockets of settlements amidst agricultural land.



## 2.5 POPULATION PROJECTION UP TO 2041

Considering the past and present growth and development factors, population up to 2041 are projected for Master Plan area and it is given in the table below:

The average decadal growth rates of population in Rangapara Municipal area and the Planning area excluding municipal area for the last 4 (four) decades i.e. 1961-1971, 1971-1991, 1991-2001, 2001-2011 have been calculated. The decadal growth rates of population for the next 3 (three) decades have been assumed the average decadal growth rate of past five decades for the different two areas. However, the decadal growth rate of population for the decade 2021-2031 is assumed 8% higher than the calculated average for municipal area and 13.5% higher than the calculated average for planning area excluding municipal area as there will be scope of physical development as most of the areas within the master plan area including municipal area are not yet developed.

**Table No. 5: Population Projection: Rangapara Master Plan Area– 2041**

Year	Rangapara Municipal Area	Growth Rate (%)	Planning area minus Municipal area	Growth Rate (%)	Rangapara Master Plan Area	Growth Rate (%)
1951	3253	---	5407	---	8660	---
1961	5930	82.29	6038	11.67	11968	38.2
1971	11974	101.92	10350	71.41	22324	86.53
1991	18525	54.71*	9668	(-) 6.59*	18525	22.31*
2001	18824	1.61	9909	2.49	28733	55.10
2011	18393	(-) 2.29	12041	21.52	30434	5.92
2021**	28409	50	16255	35	44664	46.76
2031**	41192	45	22757	40	63950	43.18
2041**	59729	45	34136	50	93865	46.78

\* Twenty Year Growth Rate;

\*\* Projected

## **CHAPTER – III**

### **ECONOMIC BASE AND EMPLOYMENT**

A sound economic base with the optimum use of local and regional resource is a basic requirement for all round development. A small town like Rangapara acts as a powerful link between rural settlement and more urbanized centers with regards to collection and distribution of economic inputs of the region and these influence the physical development of the region.

Economically, Rangapara Town is surrounded by many tea gardens for which many small and medium scale industries based on tea garden machineries has been set up in the town. Another one popular industry is handloom products. Some other industries (Rice & Oil) are also setup based on everyday needs of the public. Thus, it occupies a fairly good position being rich in agriculture especially jute, rice, tea cultivation and forest resources.

Situated in the midst of tea, jute and rice growing areas, service of MG Road& BG Railway line passing through the town, over the years the Rangapara town has been emerged as important trade and commercial center in the north bank of Assam. Tertiary sector dominates the economy of the town. As per 2011 Census functional category of the town belongs to Class IV town.

As per 2011 census only 66.86% of the total working population were non worker in Rangapara Municipal Area and that in the planning area, excluding municipal area, it was 59.29% which shows Rangapara needs setting up of industrial and economic activities.

Planners are concerned with the likely demands of land development for various economic activities, the possible location of these activities within a city or city regions; the broad relationship between these activities and the scale and timing of migration into and out of the area; Formal sector trading is to be promoted in the planning areas by providing necessary financial assistance from bank and training; Industrial activities and trading and services will provide income and employment; For weaker section care to be taken to provide employment and basic services under poverty alleviation scheme; Labor localities that have come up in the sub urban villages, in the planning area deserve special attention; Horticulture, Fisheries Dairy

and Poultry activities to be promoted in the planning area to provide local needs and export to other urban centers where there is sufficient demand.

### 3.1 **FORMAL SECTOR**

**AGRICULTURE:** As per 2011 census, only 0.29per cent of the total main workers were engaged in cultivation in Rangapara Municipal Area; but in the planning area, excluding municipal area, it was 19.81%. Again only 0.50per cent of the total main workers were agricultural laborers in Rangapara Municipal Area; but in the planning area, excluding municipal area, it was 5.45 %. Similarly, 1.22per cent of the total marginal workers were engaged in cultivation in Rangapara Municipal Area; but in the planning area, excluding municipal area, it was 5.11% and 2.28 of the total marginal workers were agricultural laborers in Rangapara Municipal Area; but in the planning area, excluding municipal area, it was 14.90%.

The three major agricultural commodities produced in some of the villages within Rangapara Master Plan area are –

**Table No. 6: Major Agricultural Commodities in some of the villages within RMPA**

Sl. No.	Name of Villages	Agricultural Commodities		
		First	Second	Third
1.	No. 1 Namonigaon	Paddy	Mustard Seed	Jute
2.	Namonigaon No. 2	Paddy	Mustard Seed	Jute
3.	No. 4 Hatibari T.E.	Tea Leaves	Paddy	
4.	No. 3 Hatibari T.E.	Paddy	Tea Leaves	
5.	No. 1 Rangapara Bagisha	Tea Leaves	Paddy	

*Source: Census of India, 2011*

It is observed that villages No. 1 Namonigaon, Namonigaon No. 2 within the Master Plan area have been cultivating multiple crops more than two crops.

**TRADE AND COMMERCE:** As per 2011 Census most of the workers were engaged in other category in Rangapara Municipal area as well as in Master Plan area, The Household industries found in the planning area are, mainly weaving, embroidery, cutting & tailoring, pickle & juice making, etc. Manufacturing units found in the planning area are handloom product units, steel fabrication units. The construction units found in the planning area are civil construction units only.

It has already been indicated that Rangapara town is a trade and commerce-oriented town. The main trade and commercial activities both retail and wholesale have spring up above the MG road. With the improvement of regional transportation system and increase in population, the field of trade and commerce of Rangapara town is expected to increase fast. There is only one big market which occupies its position in the entire Rangapara area. As per 2011 Census, in House hold industry, 1.71 % of main worker were engaged in Rangapara Municipal area and that in planning area it was 1.98 %but out of marginal worker these were 4.26 % and 2.59 % respectively.

Three most important commodities exports from the town are tea, jute, timber and most important commodities imported to the town are sugar, pulses and wheat. About 38.92% of the total work forces in the town area were directly engaged in the trade and commerce which was revealed from primary survey conducted by T & C P office, Tezpur.

As per census, 2011 Tea and Handloom Products are the major two manufactured commodities in Rangapara town.

**Table No. 7: Rangapara Municipal Board Licensed Registered Shop**

Year	Retail Trade	Wholesale trade	Percentage in last three years		Percentage of increase in decade	
			Retail Trade	Wholesale trade	Retail Trade	Wholesale trade
2018-19	1686	71	33	27	-	-
2019-20	1707	93	33	35	1	31
2020-21	1754	103	34	39	3	11
	8025	594	100	100		

*Source: Rangapara MB, 2020*

The following table shows the villages having weekly / bi-weekly / Daily markets in the planning Area of Rangapara Master Plan.

**Table No. 8: Daily / Weekly / Market in the planning area**

Sl. No	Town/ Village	Daily / Biweekly/ Weekly
1	Rangapara Town	Daily Market
2	Rangapara Town Railway colony	Daily Market
3	No. 3 Hatibari T. E.	Weekly Market on Saturday
4	No. 4 Hatibari T. E.	Weekly Market on Saturday
5	1 No. Rangapara T. E.	Weekly Market on Saturday
6	2 No. Rangapara T. E.	Weekly Market on Saturday

*Source: Census of India, 2011 & Field Survey, 2020.*

The wholesale trading is mostly concentrated in and around the CBD of Rangapara Town. Wholesale cloth Market, Hardware market, food and food staff market are located on the both sides of MG Road that passes through the town. The wholesale vegetable markets are found in the daily market of Rangapara town.

The both sides of MG Road that passes through the town are the main centers for retail trade and commercial activity for Rangapara town and for the whole planning area. It also serves as wholesale market for the nearby rural centers. The other shopping areas presently functions within Rangapara Master Plan Area are Upar kachari, 1 no. Namani Gaon, 2 No. Namani Gaon, 2 No. Kachari Gaon etc.

**INDUSTRY:** Except the tea factories in each tea garden within the entire planning area, and a few saw mills, Rice Mills, Oil Mills, Chira Mill, engineering workshops and Bakery etc.; 2 nos. food and beverage industries (Tea & Moong Dal Papad), 1 no. Energy & Power (Solar Module), 1 no. Safety matches, 1 no. Electronics & Electrical supplies industries are found in Rangapara. As per 2011 Census, only a few workers of Rangapara M.B. area were engaged in the industrial activity.

**SERVICES:** As per 2011 census, 93.37% of the total workers were engaged in others category in the whole planning area out of which a major portion of workers engaged in service sector.

As Rangapara has to function as railway town & trade centre, there is no. of government offices established in the town. Besides the offices a quite no. of educational institutions are found in the planning area and because of all these workers engaged in service sector in the planning area are quite high.

### 3.2 INFORMAL SECTOR

Informal sector trade and commercial activities are generally seen in all the urban centers of the state. Rangapara Town is also not exception in this respect. Roadside retail shops are found here and there in the municipal area as well as in the planning area especially in the villages near the town. Informal transport has been seen in the form of slow-moving vehicles only. A large number of battery rickshaws are running in the planning area without license/ any registration in RMB. Few household industries are running in the planning area without registration. Weaving, cutting and tailoring, embroidering, doll-making, scented stick (dhoop) making food related items etc. are some of these kinds of industries found in the planning area. This informal sector business has been increasing because of urban poverty. Urban poor mainly depend on this type of informal business to day-to-day earnings.

### 3.3 OCCUPATIONAL PATTERN

The following tables have been prepared from Census of India, 2011 which reflect clearly the occupational pattern within Rangapara Municipal Area, Rangapara Master Plan Area excluding Municipal Area and total Master Plan Area.

**Table No. 9: Occupational Pattern of Rangapara Master Plan Area (2011)**

Sl. no.	Category	No. of workers		
		Outside Municipal Area	Rangapara Municipal Area	Total RMPA
I	Main workers	3278	5770	9048
		22.72%	29.75%	29.73%
II	Marginal	1624	657	2281
		13.49%	3.39%	7.49%
III	Non workers	7139	12966	19105
		59.29%	66.86%	62.76%

Sl. no.	Category	No. of Industrial category of Main workers		
		Outside Municipal Area	Rangapara Municipal Area	Total RMPA
I	Cultivators	161	15	176
		19.81%	0.29%	2.25%
II	Agricultural laborers	168	26	194
		5.45%	0.50%	2.48%
III	Household Industry workers	61	89	150
		1.98%	1.71%	1.91%
IV	Others	2244	5075	7319
		72.76%	97.50%	93.37%

Sl. no.	Category	No. of Industrial category of Marginal workers		
		Outside Municipal Area	Rangapara Municipal Area	Total RMPA
I	Cultivators	83	8	91
		5.11%	1.22%	3.99%
II	Agricultural laborers	242	15	257
		14.90 %	2.28%	11.27%
III	Household Industry workers	42	28	70
		2.59%	4.26%	3.07%
IV	Others	1257	606	1863
		77.40%	92.24%	81.67%

Source: Census of India, 2011



## **CHAPTER – IV**

### **HOUSING AND SHELTER**

#### **4.1     HOUSING SCENARIO**

Access to housing facilities, is a basic human need, next only to food and clothing. Effectively, society as a whole and poor in particular, must have access to livelihoods, finance and technology as well as relevant capacities, knowledge and skills for habitat development in order to enjoy the “right to shelter” (Assam Urban Affordable Housing and Habitat Policy, November 2015)

There is no codified policy for “Affordable Housing” but initiative has been taken by the government to produce the stock through various Housing Schemes which are implemented in the State of Assam but Rangapara had not implemented any of the Schemes of Central Govt. Schemes like Integrated Housing and Slum Development Programme (IHSDP), Basic Services for Urban Poor (BSUP), 10% Lump Sum Provisions for development Of NE States. Rajiv Awas Yojana (RAY) and State Govt. Schemes like Assam State Housing Board Schemes, Janata Hosing Scheme, Rental Housing Schemes for Grade III & Grade IV Employee, HUDCO Finance for Composite housing Scheme, Projects under NLCPPR.

#### **4.2     HOUSING SUPPLY MECHANISM**

The steady influx of population has reflected a new dimension to the socio-economic aspect of housing problem. The slow building construction activities due to high cost of building materials have further aggravated the problem. About 2.1% of the total residential houses are rented, the average size of house-hold being 4.65 persons as per primary survey. According to 2011 Census, the average size of household in Rangapara Municipality and in the entire planning area was 4.33 and 4.52 respectively. The Pradhan Mantri Awas Yojana (Urban) has already taken care of the up-gradation of temporary structures of the poor within Rangapara town and PMAY (Grameen) has started the same in the villages within Rangapara master plan area.



### 4.3 HOUSING CONDITIONS

The housing survey reveals that there is practically no shortage of dwelling units, however about 8.0% of the existing houses are temporary in Rangapara MB area and 19% in the planning area excluding municipal area. Again, the semi-permanent houses in Rangapara MB area and in the planning, area excluding municipal area are about 28% and 60% of the total houses respectively.

**Table No. 10 : Type of Dwelling Units, 2020 in R.M.P.A.**

Sl. No.	House Type	RMB		RMPA excluding RMB	
		No.	%	No.	%
1.	Permanent	62	63.27	42	20.90
2.	Semi Permanent	28	28.57	121	60.20
3.	Temporary	8	8.16	38	18.91
Total		98	100.00	201	100.00

*Source: Primary Survey, T&CP, Tezpur, 2020*

### 4.4 SLUMS-SQUATTERS AND INFORMAL HOUSING SHARE

The housing conditions of the people living in the slum areas are in deplorable condition. There were altogether 9 number of Identified (non-notified) slum pockets in Rangapara Municipal Area. After completion of EIUS (Environmental Improvement of Urban Slum) and NSDP (National Slum Development Programme) schemes, these pockets are now more or less as the other areas of the town.

### 4.5 HOUSING STOCK, SHORTAGE AND NEED ASSESSMENT

As per projected population and existing deficit, housing requirement in the planning area estimated for the year 2041 is about 12687 (i.e. future need for 2041 =  $63431 / 5 = 12687$ ) assuming that the existing deficit will be taken care of through PMAY (U) & (G). Housing for the needy ones is to be promoted with assistance from the Bank/ HUDCO/ Budgetary assistance and local mobilization of resources in cash or in kind; Upper poverty alleviation scheme, training to be provided to weaker section, they may construct the building, once materials, (locally available) are provided under Govt. sponsored / partly shared scheme; Land Development-Building construction linked scheme is proposed to initiate under HUDCO/ FIs for better off section.

## CHAPTER – V

### TRANSPORTATION

#### 5.1 OVERVIEW OF CRITICAL ROADS AND THEIR IMPROVEMENTS

The existence of adequate transportation facility is the prime factor for the socio- economic development of a region. The availability of good serviceable roads is as important as the availability of the other service like water, electricity, drainage etc. Any shortfall in the serviceability of roads immediately results in a great dissatisfaction amongst the citizens. It is, therefore, necessary that the roads in the City Area are designed, constructed and maintained properly. The roads in the city area are constructed by contracting system. Maintenance operation can be broadly divided into two types- preventive maintenance and corrective maintenance.

**Table No. 11: Registration of Slow-Moving Vehicle in Rangapara MB(Nos.)**

Year Type of vehicle	2011	2012	to	2019	2020
1. Rickshaw	128	No any Registration			0
2. Thela	200				0
3. Cycle	3000				0
4. Battery Rickshaw	-				0

*Source: Rangapara M.B, 2021*

Registration of the vehicles purchased within the Rangapara Master Plan Area have been registered in Sonitpur District Transport Office, thus it is impossible to find the yearly registration figure of 3/ 4 and above wheeler vehicles for Rangapara Master Plan area, but registration of Slow-Moving Vehicle in Rangapara MB(Nos.) is given above.

It is seen that a large number of battery rickshaws (Tum-tum) are running in the planning area without any registration in Rangapara MB.

For Rangapara Master Plan area MG Road, which is running through almost the centre line of the planning area has become overcrowded and congested. The different types of roads within Rangapara Master Plan area are as given below-

**Table No. 12: Condition of PWD Road in Rangapara Master Plan Area, 2020**

Sl. No	Types of Roads	Road Length in km	%
1	Surface Road	35.68	19.05
2	Graveled road	53.52	28.57
3	Kutcha Road	80.28	42.86
4	Pavers Road	17.84	9.52
Total		187.32	100.0

*Source: PWD Territorial Roads Division, Tezpur Rangapara LAC*

**Table No. 13: Condition of Municipal Road in Rangapara Municipality, 2020**

Sl. No.	Types of Road	Road Length in Km	%
1	Surface Road	12.12	53.25
2	Graveled road	0.00	0.00
3	Kutcha Road	2.77	12.17
4	Pavers Block Road	7.87	34.58
Total		22.76	100.0

*Source: Rangapara Municipal Board*

## 5.2 **BUS TRANSPORT TERMINALS, BUS TERMINUS, BUS PARKING BAYS, MAJOR BUS STOPS**

There is no any Bus Transport terminal within Rangapara Master Plan area. There are 4 nos. of bus stand i.e. (1) A.S.T.C. Bus Stand and (2) 3 nos. Public Bus Stand located in different within Rangapara core town area.

The route position of A.S.T.C.is given below:

Origin	In	Out	Passengers
Rangapara	3	3	100 per day

*Source: A.S.T.C., Rangapara, 2020*

The A.S.T.C. station at Rangapara is under Tezpur A.S.T.C. Station.

The organization of bus proprietors of Rangapara and its surrounding villages run three nos. private bus stands at Ward No. 7 Tezpur Bus Stand, at Ward No. 3 Balipara Bus Stand and at Ward no. 9 Rangapara Bus stand. The private buses are plying from these stands. There are approximately 20 nos. of buses are plying and 4 nos. mini bus (709 model), 22 nos. small carriages (Magic model) and 2 nos. star buses.

**Table No. 14: Analysis of Existing Conditions of the Bus Stands**

Terminal Center	Location	Observation
A. Inter-City/hinterland		
1. Passenger	i) ASTC Bus Station	<ul style="list-style-type: none"> <li>- Located at western end</li> <li>- More or less planned</li> <li>- No Waiting shed / Toilet</li> </ul>
	ii) Public Bus-Stands	<ul style="list-style-type: none"> <li>- No Organized stand</li> <li>- Road side parking</li> <li>- Prone to accident.</li> <li>- Located at heart of the town.</li> </ul>

### 5.3 NETWORK OF ROADS (NH, SH, DISTRICT ROADS ETC.)

No National Highway is passing through Rangapara; the MG road of Boarder Road Organization passing through the centre line of the town connects NH-15 at Balipara at a distance of 11 KM at one end and connects Thelamara at a distance of 26 KM at another end. There is no any State Highway and District Roads connecting Rangapara rather a good nos. of PWD roads have connected Rangapara with its hinterlands.

### 5.4 TRUCK TERMINUS, FREIGHT ZONES, LOGISTICS

There is no any Truck Terminus within Rangapara Master Plan area. The observation of truck parking within Rangapara Master Plan area is as follows-

**Table No. 15: Analysis of Existing Conditions of the Truck Parking**

Terminal Center	Location	Observation
-----		
A. Inter-City/hinterland		
1. Goods	Truck Stand	- No Organised stand - Roadside truck parking
-----		

Rangapara North Junction railway station is a main railway station in Sonitpur district, Assam. It serves Rangapara city. The station consists of 5 platforms. This station has been upgraded to a standard Class III Station. Post gauge conversion station is connected Arunachal Pradesh with Assam pass through the Murkongselek. Arunachal AC Superfast Express, Kamakhya–Murkongselek Lachit Express, Naharlagun–Guwahati Shatabdi Express, Rangiya–Rangapara North Passenger, Dekargaon–Bhalukpong Passenger, Guwahati–Dekargaon Intercity Express, Naharlagun–Guwahati Donyi Polo Express, Rangapara North–Dekargaon Passenger, Dibrugarh–New Delhi Rajdhani Express, New Tinsukia–Tambaram Express are some of the trains those passing this station.

For the entire planning area of Rangapara, this railway station acts as freight zone and logistics as all the goods imported to Rangapara & exported from Rangapara are loaded and unloaded at the Railway Stations.

The unorganized freight zones and logistics present within the Rangapara Town are to be shifted to the proposed Transport Terminal to be constructed in future.

### 5.5 **FOOTPATHS**

A few of the roads within CBD area of Rangapara Town have only footpaths. Part of the footpaths is found during land use survey either occupied by the informal businessmen and/or the adjacent shopkeepers by placing the goods on footpaths.

Footpaths in the CBD area is to be reconstructed with floor tiling and road side railing and Rangapara Municipality to pass order not to occupy the footpaths by any shopkeepers/ informal businessmen and to keep free for pedestrian movement.

### 5.6 **PARKING**

There is no organized parking area within the Rangapara Town and entire planning area. On-road parking has been found without any planning which leads to traffic congestion now and then.

An organized parking area to be constructed at the outskirts of the town, to get rid of the traffic congestion of the town.

### 5.7 **AREAS WITH MAJOR TRAFFIC CONGESTION**

The following tables shows the major traffic congestion in Rangapara Town and the entire planning area -

**Table No. 16: Areas with Major Traffic Congestion in the Planning Area**

<b><u>Area</u></b>	<b><u>Location</u></b>	<b><u>Description</u></b>
<b>A. Town Area</b>	(i) MG Road	Near Mahatma Gandhi statue Town busy area
	(ii) JN Road	Rangapara Bus stand.
	(iii) GNB Road	Tezpur Bus stand

<b>B. 2 No. Namoni Gaon</b>	(i) Rail Gate	Railway crossing
		Entry to town from Tezpur side

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One 1.3 km-long three-arm flyover linking Rangapara town towards Barjuli-Misamari and Phulbari-Balipara road towards rail crossing and Rangapara town-Bagijuli (Police Station and railway office) road is being constructed in Rangapara town since 2018 with an allocation of Rs. 92 crores which will reduce traffic congestion of Rangapara Town to some extent.

### **5.8 IMPROVEMENT OF ROTARY AND JUNCTIONS**

No any traffic junctions are found within the entire planning area of Rangapara either developed or maintained properly.

The traffic junctions at MG Road near Mahatma Gandhi statue, JN Road near Rangapara Bus stand and, GNB Road near Tezpur Bus within Rangapara Municipality are to be developed immediately and a flyover at 2 no. Namoni Gaon is urgently needed.

### **5.9 STREET LIGHTING AND PROPOSED IMPROVEMENT PLAN**

A few of the roads within CBD area of Rangapara Town have only Street lights and those were found mostly off round the year creating havocs among public, indulging theft and difficulties in pedestrian movements.

Recently, a good no. of High Mast lights i.e. 15 nos. had installed in major points within Rangapara Town which illuminates the town to some extent.

A project for scientific Street Lighting should be taken up for the entire planning area of Rangapara.

### **5.10 SIGNAGE, AVAILABILITY AND REQUIREMENTS**

Only the MG Road and a very few PWD roads within the Rangapara Final Master Plan area have road signage.

The signage for the other major Roads needs to be done immediately.

### 5.11 MAJOR ROAD PROPOSALS

Proposed growth and functioning of any area and its efficient management is very much dependent on the circulation pattern and it is vital part of the whole physical plan. The proposed circulation pattern envisages effective linkage within the region and direct linkages between different areas and functionally interrelated uses for easy accessibility. Following is the hierarchical classification of roads;

- a) Major roads that will cater major movements between areas- **30.0 - 15.0 m**
- b) Minor roads or secondary distributors will distribute traffic within each area-**Less than 15.0 – 9.0 m**
- c) Local access road will carry traffic to each locality and lead to individual- **Less than 9.0 m - 6.6 m**

All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency.



## **CHAPTER – VI**

### **INFRASTRUCTURE PUBLIC UTILITIES & SERVICES**

#### **6.1 PHYSICAL INFRASTRUCTURE**

##### **6.1.1 WATER SUPPLY**

Potable piped water supply had been provided to the residents of Rangapara town with the help of 1 (one) no. of water supply schemes of the Municipal Board since 1985 and 68% of the municipal area i.e. 3 wards (Ward no. 1, 3, 4) out of the old 4 wards was covered by these water supply schemes with 725 home connections as well as 11 stand pipes for urban poor. The systems of storage tank were 2 nos. overhead tanks with capacity of 358673 liters each. (Source: Rangapara MB, 2021). These two W S Schemes were originally operated by PHED of Govt. of Assam. Assam Urban Water Supply & Sewerage Board had started running the water supply scheme with the help of existing overhead tanks of Rangapara Municipalities which is not been functioning at present.

As per census, 2011 households of No. 2 Kacharigaon, Namonigaon No. 1, Namonigaon No. 2, No. 4 Hatibari T.E., No. 2 Rangapara Bagishaare found having treated tap water. Households of the villages within the Rangapara Master Plan area mainly use Hand pumps/ tube wells and Bore holes. All the villages within Rangapara Master Plan area is going to cover under Jal-Jeevan Mission which will cater all houses with tap water connections.

##### **6.1.2 DRAINAGE SYSTEM**

Rangapara Town has practically no storm water drainage system and sewerage system. Like many other towns in Assam, during rainy season low lying areas are water lodged whenever there is a heavy shower. The most of the drainage system of this town are both open and closed drains. In residential areas the roadside drains are found often blocked which aggravates the situation worse. In order to keep the town free from water logging a drainage system should be planned and the stream flowing through the area should be utilized for this purpose.

Under different programs of Urban Development Department, Govt. of Assam following drains is constructed within Rangapara town till 2020 which has solved the water logging problem in the town to some extent.

**Table No. 17: Condition of Municipal Drain in Rangapara Municipality, 2020**

Type of Drain	Length in Km	% of the Total
R.C.C.	1.07	3.91
Brick	15.03	54.91
Kutcha	11.27	41.18
Toal	27.37	100.00

*Source: Rangapara MB*

Among the villages within the Rangapara Master Plan Area No. 2 Kacharigaon, Upar Kachari Gaon, No. 3 Hatibari T.E., No. 4 Hatibari T.E. have open kuttcha drains. (Source: Census of India, 2011)

### **6.1.3 SANITATION**

As per 2011 census there are 3355 nos. flush latrines, 541 pit latrines, 29 service latrines and 6 other latrines within Rangapara town. The IHHL (Individual Household Latrine) Mission Target for Rangapara Town was 112nos. and Number of IHHL Constructed was 122 nos. i.e. 100% and Geo-Tagging was completed for 122 nos. (100%)

Number of Community Toilet (CT)/ Public Toilet (PT) completed within Rangapara Town are: Public Toilet (PT) - 6 seats at Ward No.1 and 4 seats at Daily Market and 4 seats at Office Campus and Geo-tagging process completed. (Water connection is available).

All the Wards of Rangapara town declared O.D. F i.e. ODF+ Certified.

No villages within Rangapara Master Plan area are under Total Sanitation Campaign. No community toilet (CT)/ Public Toilet (PT) with or without bathrooms are found in any village within Rangapara Master Plan area

**6.1.4 SEWERAGE NETWORK**

As in other towns of Assam, Rangapara town and its neighbouring villages do not have sewerage network. People in the planning area depend on septic tank with soak pit and/ or pit latrine.

**6.1.5 SOLID WASTE MANAGEMENT**

The details of Solid Waste Management in Rangapara Town is as given below-

- |                                     |  |
|-------------------------------------|--|
| 1. Door to door collection of waste | : 10 (No. of Wards covered) out of 10 wards  |
| 2. Segregation of Waste             | : 3 nos of wards but not 100%.   |
| 3. Waste processing, if any         | : 1. One Vermi Composting Plant at Daily Market having capacity 1 T and One MRF Centre Having Capacity 0.5 T<br><br>2. Most of the household process their waste by doing home composting and municipality collects the dry waste daily/alternate basis. |
| 4. No. of NGOs/Contractors engaged  | : Nil, will engage NGO/SHG after Development of Solid Waste Management Plant at Landfill.  |
| 5. Reason for slow progress, if any | : Due to Scientific site, facing problem in disposal of waste and source segregation.  |
| 6. Dumpsite Details                 | : Lal Bazar, Upor Kachari Gaon.  |
| 7. IEC & Public Awareness           | 1. School Level Awareness Campaign on Solid Waste Management and Plastic Waste Management within municipal area.   |

2. House to house Leaflets distribution in all wards and in commercial areas on source segregation along with awareness on single use Plastic going done Rangapara Municipal Board.
3. Azadi ka Amrit Mahotsav.
4. 2 (Two) numbers of Plastic Banks set up within RMB area for collection of all kinds of plastic waste.
5. Mike Announcement done RMB on source segregation, band on Plastic, fines to illegal pollutants, and use of twin bins (Green and Blue) etc. doing on regular basis.
6. Inter School Art/Essay competition among school students done on theme "Plastic Mukta Bharat", to bring awareness on plastic as part of Swachhata Hi Seva by RMB.
7. Imposition of penalty to willful pollutants has been initialized, Notices issued by RMB and yet to be started soon.
8. Imposition of penalty to willful pollutants has been initialized, Notices issued by RMB and yet to be started soon.
9. Twin bins (Blue & Green) distributed among the shops/establishments to encourage on source segregation.

Waste Details:

Total Waste Generation:	3.500 TPD
Total Waste Collection:	3.200 TPD
Total Waste Processed:	0.600 TPD

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% of Wet Waste mixed	2.100 TPD
% of Dry Waste mixed	1.399 TPD
% of Plastic Waste	0.002 TPD
% of Paper Waste	0.003 TPD

**Vehicle Details:**

1. Tractor-3 no's
2. Auto Tipper-2 no's
3. Hopper Tipper-2 no's
4. E-Rickshaw-3 no's
5. Tri-Cycle-15 no's
6. Skid Steer Loader-1
7. Sanitizer Machine-1 no
8. Fogging Machine-2 nos.

**Other Details:**

1. School-12 no's
2. Banks-6 no's
3. Govt. Building-1 no
4. Police station-1
5. Hospital-2
6. Post Office-1

**Waste Details:**

Total Waste Generation:	3.500 TPD
Total Waste Collection:	3.200 TPD
Total Waste Processed:	0.600 TPD
% of Wet Waste mixed	2.100 TPD
% of Dry Waste mixed	1.399 TPD
% of Plastic Waste	0.002 TPD
% of Paper Waste	0.003 TPD

## Vehicle Details:

1. Tractor-3 no's
2. Auto Tipper-2 no's
3. Hopper Tipper-2 no's
4. E-Rickshaw-3 no's
5. Tri-Cycle-15 no's
6. Skid Steer Loader-1
7. Sanitizer Machine-1 no
8. Fogging Machine-2 nos.

## Other Details:

1. School-12 no's
2. Banks-6 no's
3. Govt. Building-1 no
4. Police station-1
5. Hospital-2
6. Post Office-1
7. Railway Station (Junction)-1
8. Sub-Treasury Office-1
9. ASTC Bus Stand-1
10. Over Bridge -1 no.
11. Gas Agency-1 no.
12. Fly-Over-1 no.

*Source: CPO, SBM, Rangapara MB*

#### **6.1.6 ELECTRIC SUB-STATION AND MAJOR TRANSFORMERS**

Assam Power Distribution Company Ltd. (APDCL) is the only source of power supply to the Planning Area. 12 nos. of industrial consumers, 1140 nos. of commercial consumers, 3625 Nos. of domestic consumer were facilitated in Rangapara town and 250 Nos. Road lighting connections were also found in Rangapara town. In the planning Area 178 Nos. of domestic consumers, 36 Nos. commercial consumers and 18 Nos. of Agricultural consumers were found. (Source: Census of India, 2011)

**Table No. 18: Details of Electrical Substations in RMPA, 2020**

Sl. No.	Feed Name	Sub-Station	DTR No.	DTR Name	DTR capacity	KVA
1	14	TOWN 11KV	Rangapara	A00H	Namoni Gaon near Rail line 63 KVA	63
2	14	TOWN 11KV	Rangapara	A00I	Millan Pally 100KVA	100
3	14	TOWN 11KV	Rangapara	A00J	S Gopal Nandi 100 KVA	100
4	14	TOWN 11KV	Rangapara	A00M	100KVA Town Committee Back side	100
5	14	TOWN 11KV	Rangapara	A00N	Town Committee back side 63 KVA	63
6	14	TOWN 11KV	Rangapara	A00O	250 KVA Gurudara	250
7	14	TOWN 11KV	Rangapara	A00Q	100 KVA Tezpur bus stand	100
8	14	TOWN 11KV	Rangapara	A00F	Near PHE Water Supply 2 no. Namoni Gaon	100
9	14	TOWN 11KV	Rangapara	A00E	Thakurbari near Buddha Mandir 100	100
10	14	TOWN 11KV	Rangapara	A002	Thana back side 3RD 100 KVA	100
11	14	TOWN 11KV	Rangapara	A003	Thana Tiniali 250 KVA	250
12	14	TOWN 11KV	Rangapara	A004	BSNL tower (dedicated)	25
13	14	TOWN 11KV	Rangapara	A005	Beltola 250 KVA	250
14	14	TOWN 11KV	Rangapara	A006	Bata 250 KVA	250

15	14	TOWN 11KV	Rangapara	A007	250 KVA Bata	250
16	14	TOWN 11KV	Rangapara	A008	T/O 250 KVA Nankey Tila 1	250
17	14	TOWN 11KV	Rangapara	A009	T/N 250 KVA Nankey Tila 2	250
18	14	TOWN 11KV	Rangapara	A00A	Mitali Field 100 KVA	100
19	14	TOWN 11KV	Rangapara	A00C	Namoni Gaon 250 KVA	250
20	14	TOWN 11KV	Rangapara	A00D	Namoni Gaon Sankardev School	250
21	14	TOWN 11KV	Rangapara	A001	Control Room 100 KVA	100
22	14	TOWN 11KV	Rangapara	2042	Samsan Ghat 250 KVA (A00J)	250
23	14	TOWN 11KV	Rangapara	2041	Station Road New 250 KVA (A006)	250
24	14	TOWN 11KV	Rangapara	2040	JJN Road near Namghar New 250 KVA	250
25	14	TOWN 11KV	Rangapara	2043	Dipak Sound IPDS 100KVA (aooj)*	100
26	14	TOWN 11KV	Rangapara	2039	Control Room 100 KVA	100
27	14	TOWN 11KV	Rangapara	2060	Namoni Gaon 250 KVA	250
28	14	TOWN 11KV	Rangapara	2029	Thana Back side 2nd 100 KVA (A002)	100
29	14	TOWN 11KV	Rangapara	708	M/S Vodafone Essar Ward No. 3	25
30	14	TOWN 11KV	Rangapara	2010	Airtel C/O Deep Basumatary Ward No. 3	25



31	14	TOWN 11KV	Rangapara	305	M/S ASCEN Telecom Infrastructure JN Road	25
32	14	TOWN 11KV	Rangapara	2022	Namoni Gaon Lama Mandir 100KVA	100
33	14	TOWN 11KV	Rangapara	2025	Namoni Gaon Chana Factory 100KVA	100
34	14	TOWN 11KV	Rangapara	2026	Thakurbari Chamar Godown 100KVA	100
35	14	TOWN 11KV	Rangapara	2027	Rangapara PHC front 100 KVA (A001)	100
36	14	TOWN 11KV	Rangapara	2028	Thana back side 100 KVA (A002)	100
37	14	TOWN 11KV	Rangapara	2044	100 KVA TB Road near LIC Office	100
38	14	TOWN 11KV	Rangapara	2045	100 KVA near Complain Booth	100
39	14	TOWN 11KV	Rangapara	2070	100 KVA Tezpur Bus Stand	100
40	14	TOWN 11KV	Rangapara	2057	BATA 250 KVA	250
41	14	TOWN 11KV	Rangapara	2058	Mitali Field 100KVA	100
42	14	TOWN 11KV	Rangapara	2059	Tila New Nankey Tila 250KVA- 2	250
43	14	TOWN 11KV	Rangapara	2061	Namoni Gaon Sankardev School 100	100
44	14	TOWN 11KV	Rangapara	2062	Thakurbari near Budha Mandir 100	100
45	14	TOWN 11KV	Rangapara	2063	100 KVA near PHE Water Supply Bhima	100
46	14	TOWN 11KV	Rangapara	2064	Namoni Gaon near Rail line 63KVA	63

47	14	TOWN 11KV	Rangapara	2065	Millan Pally 100 KVA	100
48	14	TOWN 11KV	Rangapara	2066	Gopal Thakur Road near Gopalnandi	100
49	14	TOWN 11KV	Rangapara	2067	100 KVA Gurudwar back side	100
50	14	TOWN 11KV	Rangapara	2068	Town Committee backside 63 KVA	63
51	14	TOWN 11KV	Rangapara	2069	250 KVA Gurudwara	250
52	14	TOWN 11KV	Rangapara	2056	Tila old Nankey Tila 250 KVA-1	250
53	14	TOWN 11KV	Rangapara	2047	100KVA IPDS (Tila)	100
54	14	TOWN 11KV	Rangapara	2046	250 KVA Station Road	250
55	14	TOWN 11KV	Rangapara	2072	Kheronibasti 2nd 100KVA	100
56	14	TOWN 11KV	Rangapara	2051	RMB PWW Ward no.1	16
57	14	TOWN 11KV	Rangapara	2050	RMB PWW Ward no.4	16
58	14	TOWN 11KV	Rangapara	2055	Beltola 250 KVA	250
59	14	TOWN 11KV	Rangapara	2053	Thana backside 3 <sup>rd</sup> 100KVA	100
60	14	TOWN 11KV	Rangapara	2054	Thana Tiniali 250 KVA	250
						8384

Source: APDCL, Rangapara

## 6.2 SOCIAL INFRASTRUCTURE SCHOOLS, COLLEGES, UNIVERSITIES

The total literacy rate of Rangapara Town was 87.83% in 2011 which is greater than average literacy rate 72.19% of Assam. Population-wise, out of total 17,568 literates, males were 9,440 while females were 8,128. Also, the male literacy rate was 92.03% and the female literacy rate was 83.34% in Rangapara town and those percentages within Master Plan Area excluding municipal area were 70.92% and 57.72% respectively, the female literacy rate was below than the national average of 64.6% and state average of 66.3% which is a concern for the area.

**Table No. 19: Literary Rate in RMB, RMPA with comparison to State and National**

	Rangapara Town	Rangapara MP excluding RMB	Rangapara MP	Assam	India
Male	92.03%	70.92%	84.03%	77.9%	80.9%
Female	83.34%	57.72%	73.29%	66.3%	64.6%
Total	87.83%	64.35%	78.77%	72.2%	73.0%

*Source: Census of India, 2011*

The distribution of educational institution within the Rangapara Planning areas is given in Table no.13.

**Table No. 20: Educational Institution in the Rangapara Master Plan Area, 2020**

Sl. No.	Category	No. of Institutions					
		Within Rangapara MB		Within DMP excluding RMB		Total	
		Govt.	Pvt.	Govt.	Pvt.	Govt.	Pvt.
1.	Primary School	6	2	6	8	12	10
2.	M. E./ M.V.School	4	0	0	2	8	3
3.	High School	4	0	1	3	5	3
4.	Higher Secondary School	1	1	0	0	1	1
5.	Junior College	0	1	0	0	0	1
6.	College	0	0	0	0	0	0
Total		15	4	7	13	26	18

*Source: Education Department Offices, Tezpur & Primary Survey, 2020*

Rangapara College established in the year 1979, was affiliated to Gauhati University in the year 1980. The college was brought under deficit grant-in-aid system from 01/01/1987. The college is situated outside the Master Plan area at no. 2 Amri Bari T. E. originated from Rangapara Town Hall; it was shifted to the present sprawling campus of 41 acres (122 Bighas) amidst lush green tea gardens on 16<sup>th</sup> August, 1979. Since its inception, the expansion of the college has been phenomenal. The faculty strength has increased manifold; thereby producing more and more students over the past few years. In terms of infrastructure, it is one of the remarkable institutions in the region equipped with digital class room, seminar rooms and modern library. Besides, the college is blessed with a computer center, well-furnished hostel, Indoor Sports complex and playground.

There are 1 no. of Govt. and 1 no. private shorthand institutions, 1 no. private typewriting institutions, 1 no. private MS-Office institution, 1 no. private Desk-top publishing institution, 1 no. private vocational institution and 16 no. govt. non-formal education institutions in Rangapara town. People of the master plan area outside the town area have to depend on Rangapara town for pursuing these courses.

### **HEALTH**

(Though as per Census of India, 2011 within Rangapara Municipality, there were 1(One) no. of allopathic hospital with 30 (thirty) beds and 2 nos. doctor and 10 para-medical staff, and (One) no. of Maternity Home with 10 (ten) beds, 3 nos. doctor and 10 para-medical staff; but during field survey and also confirmed from local Census office at Tezpur, it was revealed that **there is 1 (One) Railway Hospital with 27 beds out of which 5 beds for maternity patients** in Rangapara town) and there are 1(One) no. of dispensary/ health centre with 10 (ten) beds, 2 nos. doctor and 8 para-medical staff, 1(One) no. of Veterinary Hospital with 1 no. doctor and 2 para-medical staff. There are 4 nos. non-governmental outpatient doctor's chambers and 14 nos. non-government medicine shop. For Nursing Home/ TB Hospital/ Child Welfare Centre, the population of Rangapara town has to depend on Tezpur town. (Source: Census of India, 2011)

Within the Planning area excluding the Municipal area, there is only 1(One) no. of dispensary with 1 no. doctor in village no. 3 Hatibari T. E. and 5 Nos. para-medical staff, 1(One) no. of family welfare centre with 1 no. doctor and 3 para-medical staff in 1 no. Namani Gaon and 1(one) no. non-government medicine shop each in 1 no. Namani Gaon and no. 3 Hatibari T. E. (Source: Census of India, 2011)

The establishment of Tezpur Medical College at Tumuki, near to the master plan area and at a distance of 23.8 KM from Rangapara which has been presently fulfilling the need of health issues of the citizens of Rangapara Master Plan area.

### **PARKS AND PLAY GROUND**

The whole planning area is lacking in organized parks. No park is found in the entire Rangapara Master Plan area but it is learnt that there was a park namely ‘Maa Kali Udyan’ near Samshanghat in Rangapara Town which later on abandoned due to improper management of RMB.

A small maidan with an area of about 1500 Sq. Ft is seen near PWD IB in Ward No. 1, Rangapara town where the public meeting on the occasion of Independence Day and Republic Day take place. Another maidan viz. Ghandhi Maidan having an area of 1.5 katha at Ward no. 1 is also found backside of Namghar. There is one big playground in Rangapara Town having an area of 13382 Sq. M. within Railway Colony. Another playground is found in the village no. 2 Namoni Gaon which extends over an area of 9368 Sq. KM.

### **SOCIAL AND CULTURAL INSTITUTIONS**

Rangapara town and the entire planning area do not have any Two Cinema Halls and t Auditorium/ Community Hall. A Modern Town Hall is being constructed near the Samsan Ghat at Ward No. 1 Rangapara Town by Assam PWD (Building) under 5<sup>th</sup> Finance Commission’s Grant for an estimated cost of Rs. 5.96 Crore

### **POLICE PROTECTION AND FIRE PROTECTION**

At Rangapara Town, there is one Police Station namely RANGAPARA POLICE STATION. The whole planning area covers under the control of the Rangapara Police Station.

Moreover, Central Railway Police Force is generally kept to safeguard the people of the entire planning area from bad elements of the society.

There is a fire fighting unit office at Rangapara Town under the Directorate of Fire Services, Assam, which serves the entire planning area.

### **CREMATION GROUNDS AND GRAVE-YARDS**

There is one cremation ground within Rangapara Municipal limit at Ward no. 1. There are two grave yards at Rangapara town, one for Muslims in Ward no. 1 and other for Christians in Ward

No. 1 too. In the planning area there is no organized cremation ground or grave yard. Hindu people in the planning area generally use their own land for this purpose and Muslim/Christian people come to Rangapara Municipality's grave yard.

**ON-GOING MAJOR INFRASTRUCTURE PROJECTS WITHIN RANGAPARAR MASTER PLAN AREA**



Fig. 2 Photograph showing the ongoing construction of Modern Town Hall at Rangapara Town



Fig. 3 Photograph showing new Flyover at Rangapara Town

## CHAPTER – VII

### ENVIRONMENT AND CITY BEAUTIFICATION PLAN

With increasing awareness of the role that a healthy and clean environment plays in the wellbeing of the societies, governments are adopting environment friendly approaches in conduct of development activities. The Final Master Plan for Rangapara, 2041 proposes many ideas to improve prevailing conditions those fail to adequately address the wide range of issues that have hobbled development in the Rangapara town.

#### 7.1 ECO-FRIENDLY AREAS

The tea garden areas and agricultural areas within the whole planning area are the eco-friendly areas for the Rangapara Master Plan. These area measure as 7.62 Sq. Km which is about 47.10% of total Rangapara Final Master Plan area of 16.18 Sq. Km. Moreover, the both side banks of the River Dipota are eco-friendly areas for the entire planning area.

#### 7.2 PLAN/ MEASURES FOR PROTECTION AND CONSERVATION OF ENVIRONMENTALLY- FRIENDLY ZONES

56.06 % i.e. 9.07 Sq. Km. out of total Rangapara Final Master Plan area of 16.18 Sq. Km. has been left undeveloped out of which 6.84 Sq. Km (42.27%) will be Tea Garden, 0.78 Sq. Km (4.82%) will be Agricultural use and 0.02 Sq. Km. (0.12%) will be Green belt. These all will be taken care of environment of the whole Master Plan area of Rangapara. Moreover, along the both banks of the River Dipota up to 45 (Forty five) feet no development will be allowed in future except sports and aquaculture activities. Recreational area is proposed on the banks of the rivers flow though the planning area

#### 7.3 CITY BEAUTIFICATION PLAN

The Park will be developed in Ward No. 1 using the Gandhi Maidan which will be the only recreational centre with all modern facilities as per national standard.



All the modern children playing equipments will be placed in the said park. Some of the water sports facilities will be introduced within the proposed Park.

The proposed widening of MG Road and Rangapara Tezpur Road within the Master Plan limit will create a smooth and efficient circulation in the entire Master Plan area and help in improving the city level aesthetics for the Master Plan area.

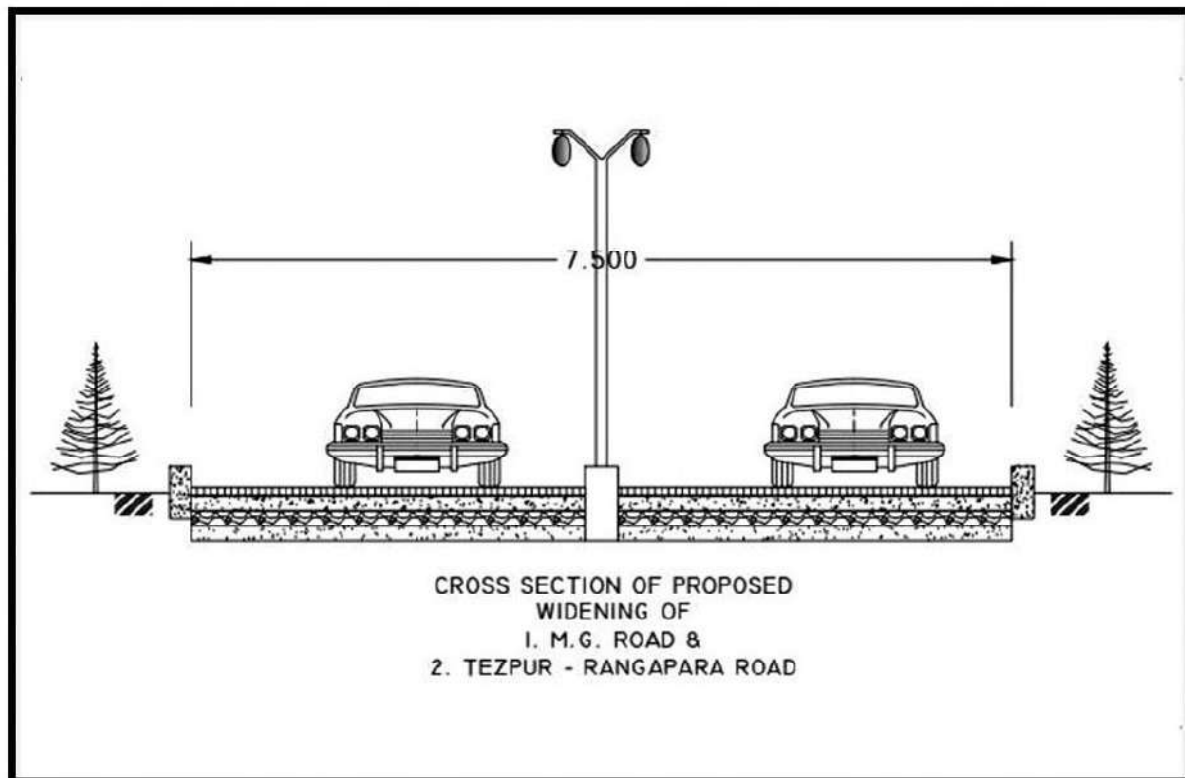


Fig. 4 Cross-sectional drawing of proposed road widening in Rangapara Master Plan

A River front development project has been proposed to take up at Upar Kacharigaon.

#### 7.4 **BLUE-GREEN NETWORK**

Blue - green network map for Rangapara Final Master Plan 2041 has been prepared to show the linkages of green areas within the master plan with the water bodies which will help in the long



run to solve environmental issues like drainage etc. within the Master Plan area.

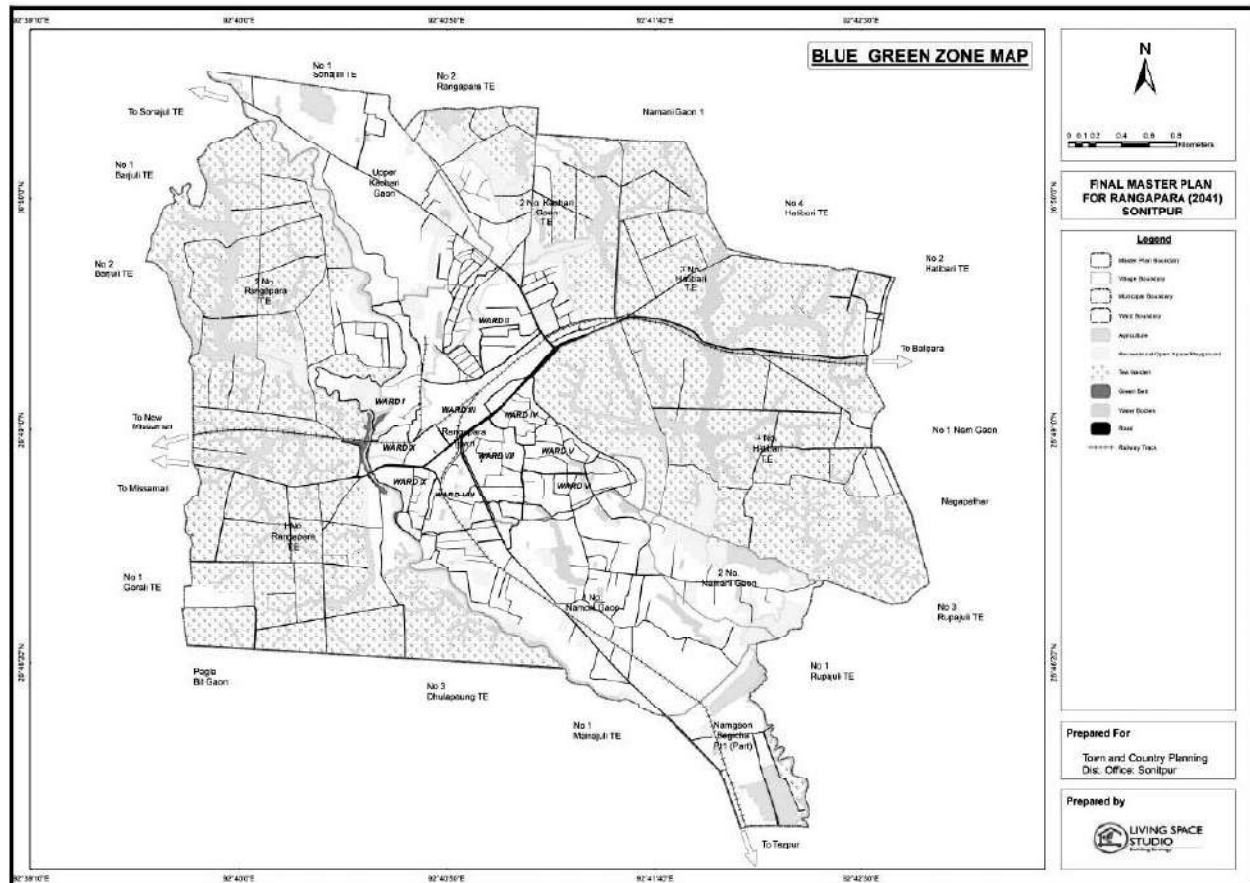


Fig 5. Blue Green Zone Map

## CHAPTER – VIII

### LAND USE PLAN

As per 2011 Census of India, the total land area within the Rangapara Final master Plan was 28.3573 Sq. Km which is more than 16.18 Sq. Km. as derived from the map prepared from the cadastral maps those were collected from revenue department and the reason for these variations might be the area of Rangapara town was as per Census of India 9.07 Sq. KM but as per map it is only 1.96 Sq.KM.

**Table 21: Town/ Village wise Geographical area within FINAL Master Plan for Rangapara  
as per 2011 Census**

Town / Village Name	Total Geographical Area (in Sq. Km.)
No.2 Kachari Gaon	1.4009
Upar Kachari	1.2910
Namani Gaon No.1	2.1413
No.2 Namani Gaon	0.4512
No.4 Hatibari T.E.	2.8539
No.3 Hatibari T.E.	1.1888
Namgaon Bagisha (Pt-I) (Part) (calculated from Map)	0.5100
No.2 Rangapara T.E.	2.1463
No.1 Rangapara T.E.	2.3039
Rangapara (TC)	9.0700
Total	28.3573

*Source: Census of India, 2011*

One of the fundamentals of planning process is to know the existing uses of land. It has already been indicated that Rangapara town is of recent origin where in ribbon type development along the major road have come up in a haphazard manner. Gradually, with the growth of commercial activities, urban expansion has been taking place. Therefore, to provide a coherent land use pattern for future development it has been studied as follows.

**8.1 DEVELOPABLE AND NON-DEVELOPMENT AREA OF THE MASTER PLAN**

**Rangapara Municipal area** and its neighbouring **9 (Eight full + 1 part) villages** are included in the **Final Master Plan Area for Rangapara – 2041**. The ongoing construction of the Medical College near to the town has a direct impact on the fast development of the area. The 2<sup>nd</sup> bridge over river Brahmaputra has opened a new development corridor for the North Bank of Assam. All these factors are considered while submitting plan proposal for Rangapara town.

Only 5.23 Sq. Km which is about 32.32% of total Rangapara Final Master Plan area is developed area as per the primary land use survey conducted by the Town & Country Planning Office, Tezpur in 2020 & 2022. And an area 10.95 Sq. Km. i.e. 67.68 % of total Master Plan area is found non- developed. Moreover, the residential use continues the major land use within the town and its immediate outskirts, while the villages within the master plan area are predominantly covered by tea gardens and paddy fields.

The table given below depicts the land use distribution in the Rangapara Planning area and the percentage of area covered by each type of land use.

**Table No. 22: Existing Land Use, 2020 & 2022: Rangapara Master Plan Area**

Land Use	Area in Sq. Km	% to Developed Area	% to Master Plan Area
1. Residential	3.54	67.69	21.88
2. Commercial	0.23	4.40	1.42
3. Public & Semi public	0.23	4.40	1.42
4. Industrial	0.04	0.76	0.25
5. Transportation	0.98	18.74	6.06
6. Parks & Playground / Recreation	0.21	4.02	1.30
<b>Total Developed Land</b>	<b>5.23</b>	<b>100.00</b>	<b>32.32</b>
7. Agriculture	2.68		16.56
8. Tea Garden	6.84		42.27
9. Water Bodies	1.43		8.84
<b>Total Master Plan Area</b>	<b>16.18</b>		<b>100.00</b>

*Source: Survey Conducted by Town & Country Planning, Tezpur, 2020 & 2022*

**8.2 EXISTING AND PROPOSED LAND USE**

Before going to propose the required land uses in the Rangapara master plan area, the availability of Government vacant land had been searched at local land revenue office which was quite tedious and after no. of attempts the following few vacant Govt. land had been found.

**Table No. 23: Availability of Govt. vacant land within Rangapara Master Plan Area**

Mouza	Name of the Village	Dag no.	Area of land			
			Bigha	Katha	Lessa	
Balipara	Upar Kachari Gaon	1	3	2	0	
		19	2	1	14	
		20	1	0	14	
		24	0	0	18	
		48	0	0	5	
		51	5	0	13	
		61	0	0	10	
		62	0	4	6	
		91	1	0	19	
		105	0	1	10	
		107	1	1	0	
		111	0	3	10	
		117	0	1	15	
		119	1	0	2	
		124	5	4	4	
		151	3	0	2	
			157	0	4	5
		Bahbari	1 no. Rangapara T. E.	132/281	11	2
164/287	1			3	6	
182/270	1			3	9	
198/195	4			0	5	
244/100	7			0	4	
252/152	3			3	10	
2 no. Rangapara T. E	7		2	4	14	
	11		6	4	8	
	13		2	2	2	
	16		3	3	1	
	17		1	2	10	
	19		3	2	5	
Total:			66	49	227	
i. e.			78	0	7	

Source: Circle Office, Chariduar, 2020

The map given below shows the location of available government vacant land in Rangapara Master Plan Area

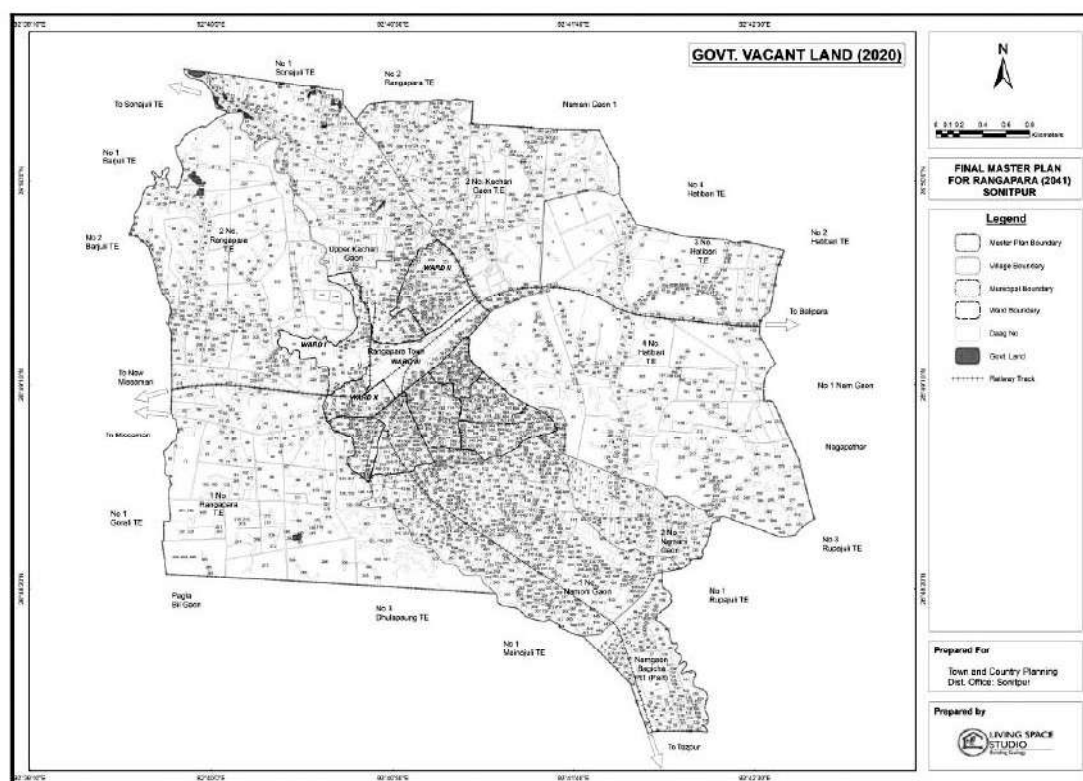


Fig. 6 Government Vacant Land in Rangapara Master Plan Area

The scope of development of the Rangapara Master Plan area is expected to be guided by the following factors:

- i) Development activities in the Rangapara Town and trading and transport activities and others functions like administration, education and culture and industrial activities;
- ii) Establishment of Tezpur Medical College at Tumuki, at a distance of 23.80 KM from Rangapara near to the master plan area;
- iii) Vast vacant land within the master plan area.

On the basis estimated population and functional requirement, future trend of growth, suitability of land for development and availability of government vacant land; a land use plan is prepared for the Master Plan Area to guide the future physical development.

The proposed land use plan is prepared based on the following consideration:

- i) Minimum dislocation of the present land use path
- ii) The trend of natural growth pattern of the village

- iii) Inter- relationship of various land use classification
- iv) Possible spillover of the various activities from Rangapara Town

**Table No. 24: Proposed Land Use for Rangapara Master Plan Area - 2041**

Land use Category	Area in Sq. Km.	% to developed area	% to total Master Plan Area
1. Residential	4.08	57.38	25.22
2. Commercial	0.37	5.20	2.29
3. Public & Semi public	0.42	5.91	2.60
4. Industrial	0.19	2.67	1.17
5. Composite Use	0.07	0.98	0.43
6. Transportation	1.03	14.49	6.37
7. Parks & Playground / Recreation	0.95	13.36	5.87
<b>Total Developed Land</b>	<b>7.11</b>	<b>100.00</b>	<b>43.94</b>
8. Agriculture	0.78		4.82
9. Tea Garden	6.84		42.27
10. Green Belt	0.02		0.12
11. Water Bodies	1.43		8.84
<b>Total Master Plan Area</b>	<b>16.18</b>		<b>100.00</b>

**8.2.1 RESIDENTIAL USE:** An area of 4.08 Sq. Km of land are proposed for Residential use. However, in course of time Residential Land Development Schemes are to be taken up for planned development along with basic infrastructure; main residential areas are proposed in the normal expansion of existing villages along with emerging development corridor.

An affordable housing Scheme has been proposed within the area proposed for composite use in Upar Kachari Gaon.

Site for Town Planning Scheme (TPS) has been proposed one in Upar Kachari Gaon and another one in the village 1 No. Namoni Gaon.

**8.2.2 COMMERCIAL USE:** An area of 0.37 Sq. Km is proposed under commercial use. Rangapara town market will dominate the trading activities and the daily market of RMB will dominate the wholesale trading. However secondary centers are proposed at No. 1 Namani Gaon,

No. 2 Namani Gaon, and Upar Kachari Gaon. CBD and LAP area within Rangapara Town has also been earmarked.

A vending Zone has been proposed in Ward No. IX of Rangapara Town.

**8.2.3 PUBLIC & SEMIPUBLIC USE:** An area of 0.42 Sq. Km. of land is proposed under public and semipublic use. An area has been earmarked for public and semipublic use near St. Paul English School at Upar Kachari Gaon for establishment of proposed educational institutions. A plot of land bearing Dag No. 87 of Upar Kachari Gaon measuring 20 bigha 0 Katha 0 Lessa has been earmarked for dumping ground site which is to be scientifically developed as per NGT guidelines.

A 100-bedded hospital has been proposed in the village Namgaon Bagisha (Part-I) (newly added part village after publication Draft Master Plan).

**8.2.4 INDUSTRIAL USE:** An area of 0.19 Sq. Km. is proposed for industrial development. Industrial areas are proposed to be developed in the existing tea factories exist in each tea garden within Rangapara Master Plan area.

**8.2.5 COMPOSITE USE:** An area of 0.07 Sq. Km. of land is proposed under composite use which will be developed as commercial and/or residential as per requirement.

**8.2.6 TRANSPORTATION USE:** An area of 1.03 Sq. Km. of land is proposed under transport and communication. All major roads within the planning area are to be widened; and improved; missing link, if any is proposed for development to bring the road network efficiency. MG Road and Rangapara Tezpur Road are proposed for widening with divider to give a good look to Rangapara town. Transport terminal for Bus & Truck parking with logistics has been proposed in the village Namgaon Bagisha (Part-I) (newly added part village after publication Draft Master Plan) alongwith a bus bay. Another Bus Bay has been proposed in the village at 3 No. Hatibari T.E. Zero Point of Rangapara has been shown on the Map.

**8.2.6 PARKS & PLAY GROUND/ RECREATION USE:** An area of 0.95 Sq. Km. of land is proposed under this category. Recreational area is proposed on the banks of the Dipota river flows though the planning area. One Modern Park with all facilities has been proposed in Ward No. 1 converting the existing Gandhi Maidan. The playground in the village No. 2 Namoni Gaon will be developed with all facilities.

**8.2.7 AGRICULTURAL USE:** An area of 0.78 Sq. Km. of land is proposed for agriculture use. These areas may provide vegetables and perishable requirement to the planning area; economic program may be initiated in phases for urban cultivation in course.

**8.2.8 GREEN BELT:** An area of 0.02 Sq. Km. is proposed under Green Belt Zone. It will work as buffer zones between two developed uses either of same use or of different uses. No construction area has also been earmarked within the Rangapara Town.

### **8.3 COMPOSITE ZONES OR MIXED ZONES**

Out of the area of proposed for Public and Semi-Public Use, an area of 0.07 Sq. KM in Upar Kachari Gaon has been proposed for Composite/ Mixed use. An affordable housing Scheme has been proposed within this composite area.

### **ENFORCEMENT OF MASTER PLAN**

The proposed master plan once approved and adopted by the Govt. of Assam, will be enforced by a Development Authority to be created under Assam Town & Country Planning Act, 1959 (as amended) for the villages included in the Master Plan and Rangapara Municipality for the municipal area with the provisions of Uniform Zoning Regulations & The Assam Unified Building Construction (Regulation) Byelaws, 2022 already approved by the Govt. of Assam.



## **CHAPTER – IX**

### **PROPOSED PROJECT'S BRIEF AND TENTATIVE FUNDING SOURCE**

Without proposing projects, a master plan prepared for a town cannot be completed one. The major infrastructure projects for the entire Rangapara Master Plan area will be Storm Water Drainage Network, Sewerage Treatment Plan, and Potable Water Supply to all the households of Rangapara Master Plan etc.

The Drainage Master Plan for Rangapara will be prepared by Drainage & Sewerage Division, Guwahati, Town & Country Planning Assam. The Sewerage Network Plan will be prepared by Drainage & Sewerage Division, Guwahati, Town & Country Planning Assam, STP site has been proposed within the area earmarked for solid waste management. All the households within entire Rangapara Master Plan area will have pipe water supply connection under AMRUT 2.0 for Rangapara Town & Jal Jeevan Mission for Rural areas under Rangapara Final Master Plan.

For drainage of the Rangapara Master Plan are Digital Elevation Model (DEM) map and existing drainage map has been prepared which will help while Drainage Master Plan will be prepared for Rangapara in future.

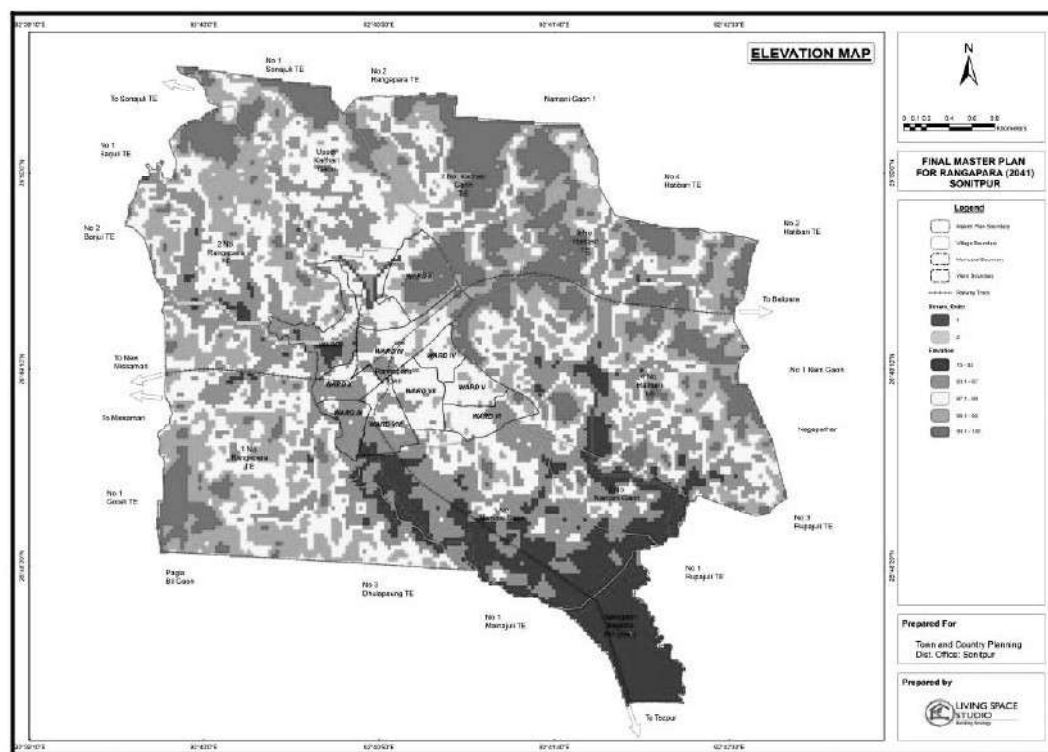


Fig. 7 Elevation Map of Rangapara

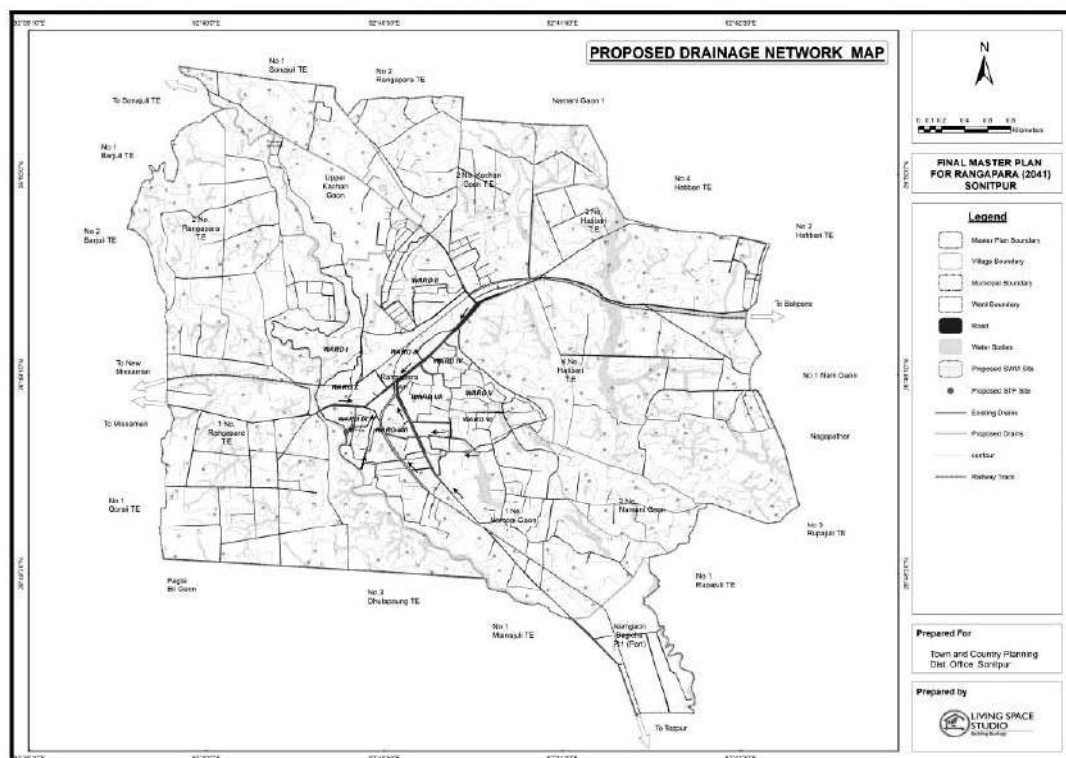


Fig. 8 Proposed Drainage Network Map of Rangapara

### 9.1 **BASED ON EXISTING CONDITION AND PROJECTED REQUIREMENTS OF THE PLANNING AREA**

Based on the existing infrastructure analysis, some of projects have been proposed like-

#### 1. Roads

Name of the scheme	Sl. no.	Type of road	Length of the Roads in m.
Construction of Road within Rangapara Master Plan Area	1	Roads under Municipal area.	2770.00
	2	Roads under Master Plan area.	133800.00
		Total	136570.00

#### 2. Storm Water Drains & STP

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit
Storm Water Drains for Rangapara Master Plan Area			
Type 1	1070.00	7515.00	m
Type 2	-	11515.00	m
Type 3	-	7270.00	m
Sewerage Treatment Plant for whole Master Plan Area		1	no.
<b>Total</b>		26300.00	

3. Street Lighting for the entire Rangapara Master Plan Area.
4. Solid Waste management Project.
5. One Modern Park.

6. Transport terminal for Bus & Truck parking with logistics.

7. One 100- Bedded Hospital

8. Two Bus Bays

## 9.2 FUND REQUIRED FOR EACH SECTOR/PROJECT IDENTIFIED UNDER THE SECTORS

Fund required for the above-mentioned projects have been calculated as per the latest Delhi Schedule of Rates.

### 1. Roads

Improvement of Road within Rangapara Master Plan Area	Sl. no.	Type of road	Length of the Roads in m.	Cost for construction in Rs.	Total estimated cost in Rs.
				For 1.00m Road with Paver Block	
	1	Roads under Municipal area.	2770.00	6083.71	16851877
	2	Roads under Master Plan area.	133800.00	6083.71	814000398
	Total		136570.00		830852275
	Say, Rs.				83.10 Cr

### 2. Storm Water Drains & STP

Type of projects	Length of the existing drain in m.	Length of the drain to be constructed	Unit	Cost for construction in Rs.	Total estimated cost in Rs.
				For 1.00 m drain with cover	
Storm Water Drains for Rangapara Master Plan Area					
Type 1	1070.00	7515.00	m	14585.23	109608003
Type 2	-	11515.00	m	16274.72	187403401
Type 3	-	7270.00	m	20425.95	148496657

Sewerage Treatment Plant for whole Master Plan Area	1	nos.	12500000	11500000
<b>Total drain length</b>	26300.00			457008061
			<b>Say, Rs.</b>	<b>45.70 Cr</b>

3. Street Lighting with LED Bulb for the entire Rangapara Master Plan Area.....

Rs. 5.00 Crores

4. Solid Waste management Project..... Rs. 10.00 Crores

5. One Park with all modern facilities..... Rs. 30.00 Crores

6. Transport terminal for Bus & Truck parking with logistics ..... Rs. 50.00 Crores

7. One 100 bedded Hospital ..... Rs. 70.00 Crores

8. Two Bus bays ..... Rs. 10.00 Crores

9. Redevelopment/Upgradation of Daily Market..... Rs. 10.00 Crores

### **9.3 IDENTIFICATION OF LAND SITE OF PROPOSALS**

The sites for the above-mentioned projects are shown in Proposed Land Use Plan of Rangapara FINAL Master Plan, 2041

### **9.4 INDICATIVE SOURCES OF FUND**

The source of the fund for the above- mentioned projects will be sought from different Urban Development Schemes/ Programmes of Govt. of India and Govt. of Assam.

## **CHAPTER – X**

### **DISASTER PLAN**

**Rangapara** falls under Seismic Zone V and witnessed two major earthquakes in the region. The Assam-Tibet Earthquake of 1950 measuring 8.5 in the Richter scale was the worst felt earthquake in the district and nearly 4000 people lost their life in the state. With increased density of urban population over the period combined with haphazard growth the risk from earthquake has increased manifold. Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyze the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reduction measures. Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation. Prevention and mitigation contribute to lasting improvement in safety and are essential to integrated disaster management. Disaster response alone is not sufficient as it yields only temporary results at very high cost. So, emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction.

As per Section 40 of Disaster Management Act 2005 that every department of the State Government shall prepare a Disaster Management Plan.

#### **IMPORTANCE OF PUTTING DISASTER MANAGEMENT PLANS IN PLACE:**

Disasters are events that have a huge impact on humans and/or the environment. Disasters require government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many disasters in the past both natural and manmade, we can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

#### **PLAN OBJECTIVES:**

The objectives of the District Disaster Management Plan are:

- Disaster management in the routine affairs of the department.
- To provide technical and humanitarian assistance during disaster.
- Prompt and effective discharge of departmental responsibilities during disaster situations
- Ensuring safety of departmental infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- To undertake information, education and communication activities to create awareness among the communities and the general public.

#### **DISASTER MANAGEMENT CYCLE:**

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

Pre disaster activities

1. Policy development and National, State, district, local level disaster organization formation

2. Vulnerability and capacity assessment.
3. Prevention and mitigation
4. Preparedness, planning and training

**Emergency activities**

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid

**Post disaster activities**

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.

**PROFILE OF THE DEPARTMENT:**

This is a municipal office under the Director, Municipal Administration, Dispur, Guwahati-6 (Department of Housing & Urban Affairs). The office is situated at Rangapara town, Rangapara Tezpur Road, Rangapara.

**1) Departmental works:**

- Implementation of schemes related to Central and State Govt. fund for infrastructure development.
- Cleaning and scientific dumping and management of waste generated in the town

**2) Office Building:-**

It is a G+2 belongs to Rangapara Municipality.



**3) Status of employees:-**

Sl. No.	Staff strength & pattern	Total	Male	Female
1	Executive Officer	1	Nil	1
2.	Junior Engineer	1	1	Nil
3.	Sub Junior Engineer	1	1	Nil
4.	Head Assistant (in -charge)	1	1	Nil
5.	UDA	1	1	Nil
6.	LDA	1	1	Nil
7.	Tax Daroga	1	1	Nil
8.	Tax Collector	1	1	Nil
10.	Asstt. Tax Collector	1	1	Nil
11.	Supervisor	2	2	Nil
12.	Driver including temporary & Tum-tum	6	6	Nil
13.	Grade IV	4	4	Nil
14.	Laborer	6	6	Nil
15.	Harijon	10	5	5
16.	Water Supply Plumber/ Helper	2	2	Nil
17.	Garbage collector	1	1	Nil
<b>Total</b>		<b>40</b>	<b>34</b>	<b>6</b>

There are 40 employees in this office as of now, out of which only 5 are female.

**10.1 FLOOD/URBAN FLOOD**

Water and Climate Related	<ul style="list-style-type: none"> <li>• Floods and Drainage management</li> <li>• Cyclones</li> <li>• Tornadoes &amp; Hurricanes</li> <li>• Hailstorm</li> <li>• Cloud burst</li> <li>• Snow Avalanches</li> <li>• Heat &amp; cold Waves</li> </ul>
---------------------------	--

	<ul style="list-style-type: none"> <li>• Thunder &amp; Lightning</li> <li>• Sea Erosion</li> <li>• Droughts</li> </ul>
--	--

➤ **Flood : -**

The general reason of occurrence of flood in Sonitpur District is due to overflow of River Brahmaputra and its tributaries, namely. **Rangapara** Town faces urban flooding due to artificial reduction Cross section of Tributaries, namely **Dipota** and improper execution of drainage System.

## 10.2 EARTHQUAKE

Geological Related	<ul style="list-style-type: none"> <li>• Earthquakes</li> <li>• Landslides &amp; Mudflows</li> <li>• Dam Bursts &amp; Dam Failures</li> <li>• Mine Fires</li> </ul>
--------------------	---

➤ **Earthquake :-**

As per the latest seismic zoning map of India, the **Rangapara** falls under High-Risk Zone-V, where a maximum intensity of IX can be expected.

## 10.3 OTHERS

Chemical Industrial and Nuclear Related	<ul style="list-style-type: none"> <li>• Chemical and Industrial Disasters</li> <li>• Nuclear Disasters</li> </ul>
Accident Related	<ul style="list-style-type: none"> <li>• Road, Rail and other Transportation accidents including Waterways</li> </ul>

	<ul style="list-style-type: none"> <li>• Mine Flooding</li> <li>• Major Building Collapse</li> <li>• Serial Bomb Blasts</li> <li>• Festival Related Disasters</li> <li>• Urban Fires</li> <li>• Oil Spill</li> <li>• Village Fires</li> <li>• Boat Capsizing</li> <li>• Forest Fires</li> <li>• Electrical Disasters &amp; Fires</li> </ul>
--	---

➤ **Soil Erosion : -**

The soil erosion at the embankment of Brahmaputra is major threat to many places in Sonitpur District.

➤ **Fires : -**

The fire takes places in Sonitpur District due to short circuit in commercial areas. Mainly fire takes place from March to April when the climate remains very dry and probability is more instance of fire breakout. The towns in the district are also prone to industrial disaster due to having some manufacturing industrial plants in many parts.

Fire hydrants have been proposed within the campus of Petrol Depots within the planning area of Rangapara.

➤ **Cyclone:-**

In Sonitpur District cases related to low density cyclone occurred in some places.

**SEASONAL CALENDAR FOR DIFFERENT TYPES OF HAZARDS :**

Sl. No.	Type	Hazard												Remarks
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	Flood						←————→							
2	Earthquake	←————→												
3	Fire	←————→												
4	Landslide						←————→							
5	Cyclone				←————→									
6	Erosion				←————→									
7	Epidemic				←————→									
8	Accident	←————→												
9	Riot	←————→												

**Likely Geographical extent and magnitude/severity:**

- 1) Assam as a whole is within the Zone V of earthquake zone. Especially Rangapara has witnessed a devastating earthquake in 1950. So, it can be said that geographically and geologically Rangapara is situated in a very hazards prone zone in the context of earthquake.
- 3) Chances of Landslide are comparatively less in this district. But fire can break out in the congested residential and commercial areas, markets of the town anytime during lean season, so is the risk of epidemic in the slum/basti areas. The district has faced cyclones several times in the past. Road accident, rail accident, collapse of multi-storied buildings etc. may occur at any time; of course, communal/ other riot is not so common in this district.

**Preparedness & Response System**

<i>Department</i>	<i>Response System</i>			
	<i>Preparedness</i>	<i>Pre (after Warning)</i>	<i>During Disaster</i>	<i>Post Disaster</i>
Rangapara MB	<ul style="list-style-type: none"> <li>Capacity building (training) and sensitization among departmental official &amp; staff</li> <li>Assessment of existing departmental building &amp; other hazards.</li> <li>Identification of vulnerable building (Safety Audit) in towns and necessary direction to Urban local Body's for necessary action</li> <li>Evacuation Plan in high rise and life line building</li> </ul>	<p>Pre preparedness in case of a disaster like flood. Earthquake etc., collection of some construction materials like bamboo, rope, wire, wood, sand, cement bags, First Aid kit etc., will be kept ready.</p> <p>Coordination with District Disaster Management Authority</p> <p>Dissemination of information for early warning to general public with the aegis of DDMA .</p>	<p>During disaster this department will provide technical manpower support to restore essential services and coordinate with DDMA</p>	<p>After the disaster this department will make assessment of destruction and report to District Admin.</p> <p>Identification of rehabilitation site</p> <p>Modification of Master Plan</p> <p>Preparation of any new Master Plan for affected areas.</p>

**Prevention & Mitigation Plan –**

Proper implementation and enforcement of Assam Notified Urban Area Building Rules – 2014 & Sensitization among stakeholders engaged for construction work / owners to use disaster resistant technologies

**10.4 STANDARD OPERATIONAL PROCEDURES (SOP) ON DISASTER**

- ❖ Written guideline that precisely defines how operations are to be carried out.
- ❖ An organizational directive that establishes a standard course of action.
- ❖ Written guidelines that explain what is expected and required of the personnel.
- ❖ Standardization of activities :-
  - Identify planned and agreed upon roles & actions.
  - Promotes coordination and communication amongst personnel.
  - Simplify decision making during potentially stressful conditions)

**Emergency Support Function (ESF):**

1.	<b>NAME OF HEAD</b>	EXECUTIVE OFFICER, RANGAPARA MB; MOBILE No:-	NODEL OFFICER (EXECUTION OF SOP)
2.		JUNIOR ENGINEER, RANGAPARA MB; MOBILE No:-	EXECUTION OF SOP & SUPERVISION OF ESF 1 & 2

**Damage Assessment:**

The team consist of technical person as mentioned in ESF 1 will do the rapid damage assessment in post disaster as per Annexure – 2.

**ESF 1:- Damage Assessment & Monitoring Team (DAMT):**

Sl. No.	Particulars	Contact No.	Ward Nos.	Remarks
1	JE 1		Overall In charge	The officials will assess the ground situation in their respective areas and report to control room
2	Sub JE 1		1,2,3,4	

Note :-Damage Assessment of Buildings through Rapid Visual Screening ( RVS ) as per Annexure – 3

**ESF 2:- Rapid Assessment Team (RAT):**

Sl. No.	Particulars	Contact No.	Area	Remarks
1	Head Assistant		Technical Supervisor will give necessary direction for field visit	The officials will assess the ground situation and assist / report to concern DAMT officials and report to control room
2	UDA			
3	LDA			
4	Tax Daroga			
5	Tax Collector			

**ESF 3:- Control Room Setup & Logistics :**

<b>Head Asstt (CONTROL ROOM IN-CHARGE)</b> Mobile No:-	1. UDA 1 2. LDA 1
<b>UD Asstt. (DATA COMPILATION &amp; DAILY REPORT TO HEAD &amp; CONCERN OFFICES)</b> Mobile No:-	1. LDA 1
<b>Sub Junior Engineer 1</b> (LOGESTIC & SAFETY / SECURITY OF OFFICIALS) Mobile No:-	1. Supervisor 1 2. Supervisor -2

**Equipments**

Sl.No	Particulars	Contact No	Equipments	
1.	J. E. Engineer Rangapara Municipal Board		Mini Loader	1 No.
			Auto Tipper (big)	2 Nos.
			Auto Tipper (small)	2 Nos.
			Tractor with trailer	3 Nos.

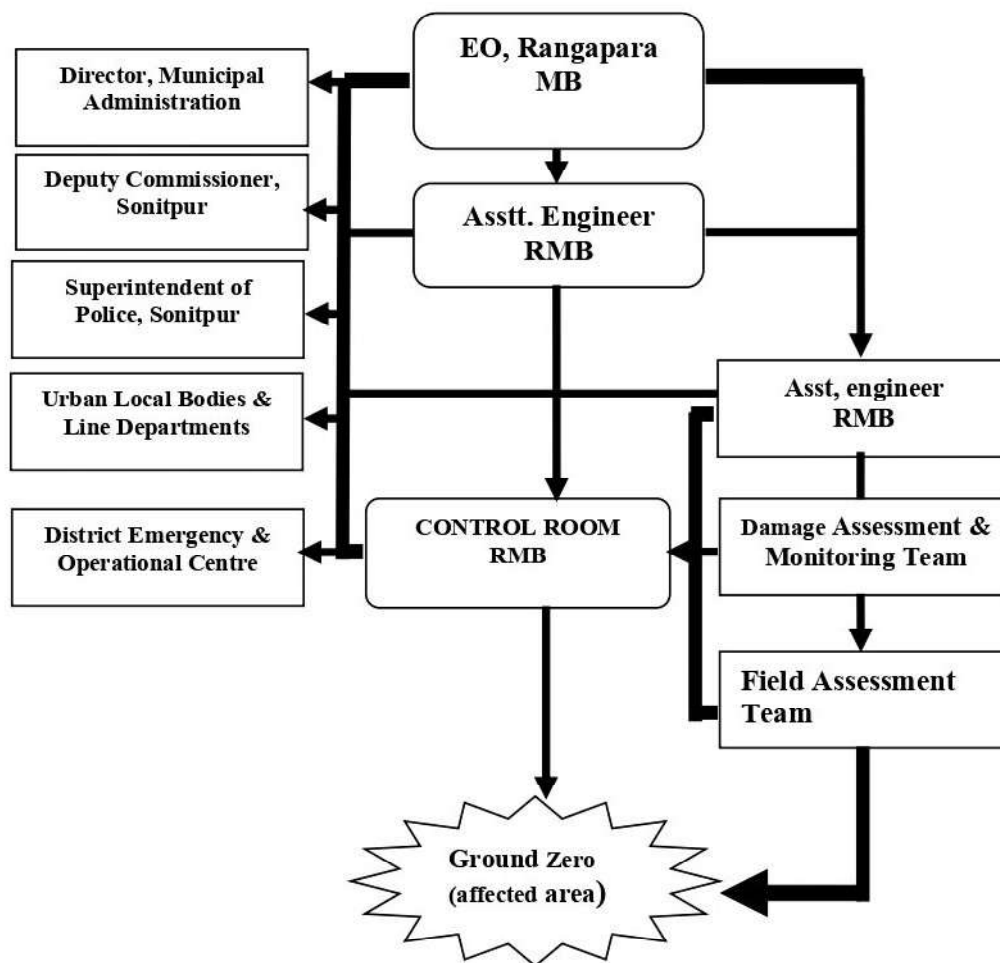
**Command and Control (SOP)**

Fig. 9 Command and Control (SOP)



**ANNEXURE – 1****1. Functional organization structure:**

- a) Department of Housing & Urban Affairs at State Govt.
- b) Director, Municipal Administration, Dispur, Guwahati-6.
- c) Revenue Circle Office, Rangapara under Sonitpur DDMA.

**2. Inventory of departmental resources:**

- a) Resource: - Department provides technical support.
- b) Capacity:– Officials to be trained for Earthquake engineering & Rapid Visual Screen.
- c) Location:- Rangapara Municipality,  
Tezpur Rangapara Road  
PO - Rangapara,  
Pin-784110

**3. Details of officers at State & District level:**

- 1. Director, Municipal Administration, Dispur, Guwahati.  
Phone:
- 2. Revenue Circle Office, Chariduar.  
Phone:

**4. Special decision-making procedure:** As per SOP.**5. Details of budget provision:** Budget provision is a must for successful implementation of SOP. Necessary direction to be received from Head office regarding such as provision related to Disaster.

**6. Details of departmental officials:**

SL. NO.	NAME	DESIGNATION	MOBILE NO.
1.		Executive Officer	
2.		Junior Engineer	
3.		Sub Junior Engineer	
4.		Head Assistant (in -charge)	
5.		UDA	
6.		LDA	
7.		Tax Daroga	
8.		Tax Collector	
9.		Asstt. Tax Collector	
10.		Supervisor	
11.		Driver including temporary & Tum-tum	
12.		Grade IV	
13.		Laborer	
14.		Harijon	
15.		Water Supply Plumber/ Helper	
16.		Garbage collector	

**ANNEXURE - 2****Check list for damage assessment**

- i) Geographical area impacted
- ii) Structural damage to buildings etc.
- iii) Damage to roads and bridges, public buildings shops, workshops, stalls etc.
- iv) Damage to water supply lines, electricity supply lines, public utilities etc.

**Tools for rapid assessment**

- i) Photographs, video graph/film of the affected area
- ii) Field Report

Sl.No	No. of Buildings / infrastructure affected	Location	Action Taken	Remarks/ Any SOS to Control Room

Name:-

Sign :-

Date :-

Note:- SOS related to Life trap, Emergency Medical support, Rescue etc.

- iii) Report from Administration/ ULBs/ Media etc.
- iv) Rapid Visual Screening (RVS) Survey
- v) Mapping of affected area / buildings / infrastructure
- vi) Safety Gear for officials.

## Rapid Visual Screening of Indian Buildings for Potential Seismic hazards

[illegible]

Building Name .....  
 Use .....  
 Address .....  
 House No. .... Pin .....  
 Other Identifier .....  
 No. of Stories.....  
 Year Built .....  
 Total Floor Area ..... (Sq.m.)

A full page of blank graph paper with a uniform grid of small squares. The grid consists of 20 columns and 20 rows, providing a structured area for drawing or writing.

## Plan to Scale

OCCUPANCY		SITE	FALLING HAZARDS
Resi: Ord/Imp.	Max. Number of Person	High W.T. (within	Chimneys <input type="checkbox"/> Cladding <input type="checkbox"/>
School	0-10 10-50 51-100 >	8m) ____	
Health Assemble	100	Liquefiable (if	Parapets <input type="checkbox"/> Others <input type="checkbox"/>
Office	Residents _____	sandy soil)	
Commercial	Floating _____	Land Slide Prone	
Historic			
Emer. Service			
Industrial			

Probable maximum Grade of Damage

Building Type	Masonry Building				RC or steel Frame Building				URM infill	Wood
	A, A+	B, B+	C, C+	D	C, C+	D	E, E+	F		
Damage Grade in Zone V	G 5	G 5	G 4	G3	G4	G3	G2	G1	G4	G4

Note : + sign indicate higher strength hence somewhat lower damage expected than that stated.

Also Average damage in one building type in the area may be lower by one grade point than the probable maximum indicated. Surveyor will identify the Building Type, encircle it, also the corresponding damage grade and tick mark the recommendation.

*Recommended Action:*

- 1) A, A+ or B, B+ : Evaluate in detail for need reconstruction or possible retrofitting to achieve type C or D
- 2) C, C+ : Evaluate in detail for need of retrofitting to achieve type D
- 3) URM infill : evaluate for need of reconstruction or possible retrofitting to level D
- 4) Wood : evaluate in detail for retrofitting

Surveyor's Signature \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

The Uniform Zoning Regulation, 2000 of Town & Country Planning Department of the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) and the Assam Unified Building Construction (Regulation) Byelaws, 2022 applicable to the municipalities under section 171 of the Municipal Act, 1956 (Assam Act no. 15 of 1957). The Development Authorities constituted under the provisions of the Assam Town and Country Planning Act, 1959, while taking any action under section 13 of the said Act **will be applicable for Rangapara Master Plan Area.**

## **ZONING REGULATIONS FOR RANGAPARA MASTER PLAN AREA**

*THE ASSAM GAZETTE, EXTRA ORDINARY, DEC 16, 2000*

### **NOTIFICATION**

**The 12th June, 2000**

**No. TCP.31/2000/54 :-** In exercise of the powers conferred by sub-section (2) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and the Assam Town & Country Planning (Amendment) Act, 1994 (Assam Act No. XXIII of 1994) read with the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) (Amendment) Rules, 1995, the Governor of Assam is pleased to publish the following Notice regarding the publication of the FINAL Uniform Regulations.

#### **NOTICE FOR PUBLICATION OF THE FINAL UNIFORM ZONING REGULATIONS**

1. It is notified that the FINAL Uniform Regulation prepared by the Director, Town & Country Planning, Govt. of Assam, and adopted by the State Government of Assam under Section 10(2) of the Assam Town & Country Planning Act 1959 (as amended) is hereby published. The Uniform Zoning Regulations shall be applicable for all the Towns having approved Zoning Regulation except Guwahati.
2. The FINAL Uniform Zoning Regulations may be inspected free of cost during office hours at the office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 all districts' offices of Town & Country Planning, Development Authorities and Municipal Boards/Town Committees of Towns having approved Master Plan. Copies of the FINAL Uniform Zoning Regulations are also available at the office of the Director, Town & country Planning, Govt. of Assam, Dispur, Guwahati-6 for sale on payment.

S. BARUAH,

Deputy Secretary to the Government of Assam,  
Town & Country Planning Department, Assam.

পঞ্জীকৃত নম্বৰ - ৭৬৮/৯৭

Registered No.-768/97

**THE ASSAM GAZETTE**

অসাধাৰণ

**EXTRAORDINARY**

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

**PUBLISHED BY THE AUTHORITY**

নং 688 দিশপুৰ, শনিবাৰ, 15 অক্টোবৰ, 2022, 23 আশ্বিন, 1944 (শক)

No. 688 Dispur, Saturday, 15th October, 2022, 23rd Asvina, 1944 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING AND URBAN AFFAIRS

**NOTIFICATION**

The 15th October, 2022

**No. DoHUA/ECF No. 236697/2.-** In exercise of the powers conferred by section 4 of the Assam Building Construction (Regulation) Act, 2010, the Governor of Assam is hereby pleased to make the following building byelaws to regulate the construction of buildings under the jurisdiction of areas under Development Authorities or Urban Local Bodies or the Panchayats as the case may be, namely:—

**Chapter-I****1. Short title, extent and commencement.—**

- (1) These Byelaws may be called the Assam Unified Building Construction (Regulation) Byelaws, 2022.
- (2) It shall extend to the master Plan areas or notified Planning areas of whole of Assam except for areas under Autonomous Districts, provided that if any District Council desires that all or any of the provisions of this byelaws shall apply to the Autonomous District concerned, a notification may be issued to that effect and this byelaws shall then extend to that Autonomous District subject to such exceptions or modifications as may be specified in the notification.
- (3) They shall come into force on the date of their publication in the Official Gazette.

**2. Definitions:—** In these Byelaws unless there is anything repugnant in the subject or context, -

- (1) “Affordable Housing”, means the housing schemes for providing affordable housing at low cost to economically weaker class (EWS) and low income group (LIG) of public and shall include housing whose carpet areas are less than or equal to 66 Sq. Mt.

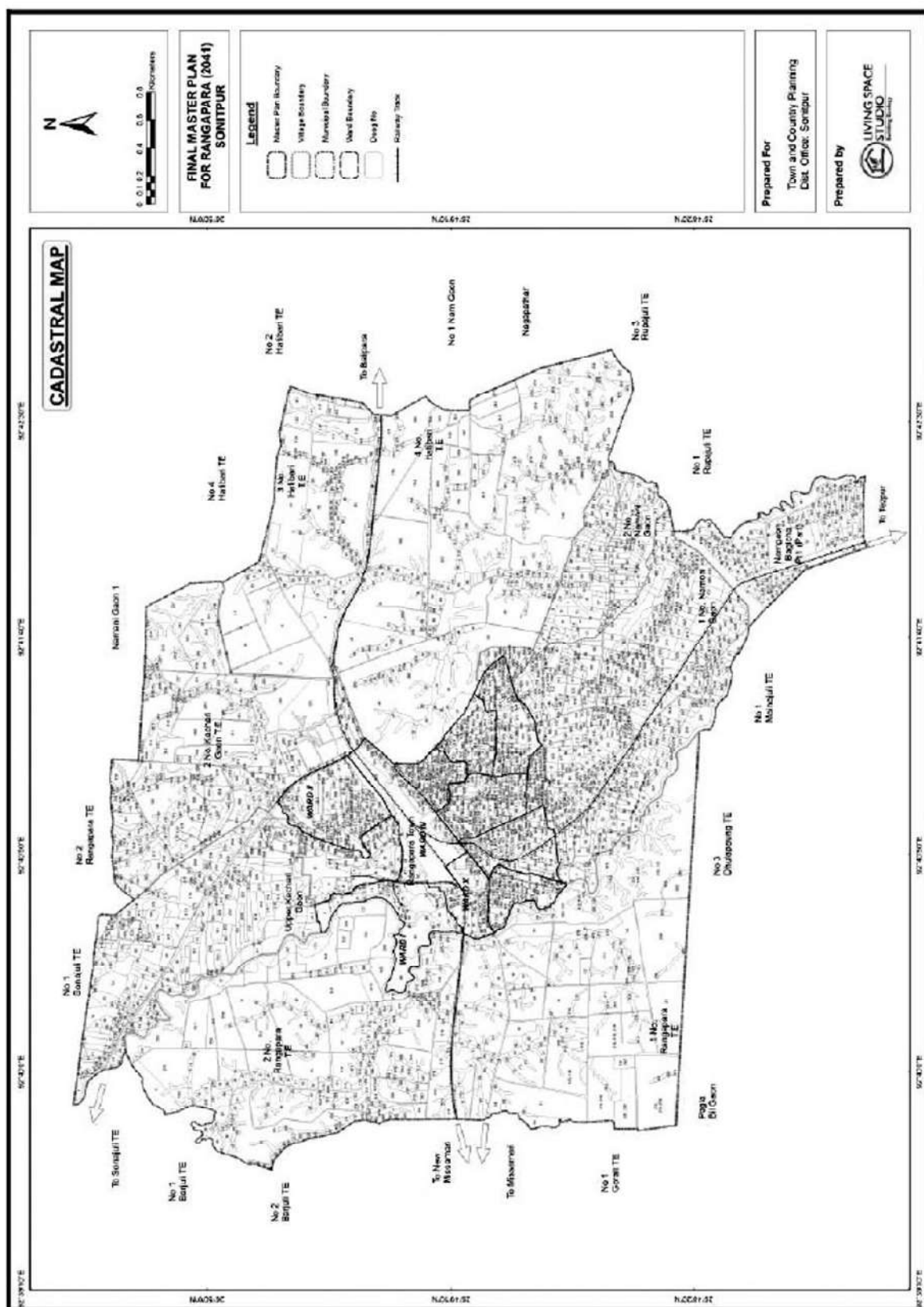


Fig. 10 Cadastral Map



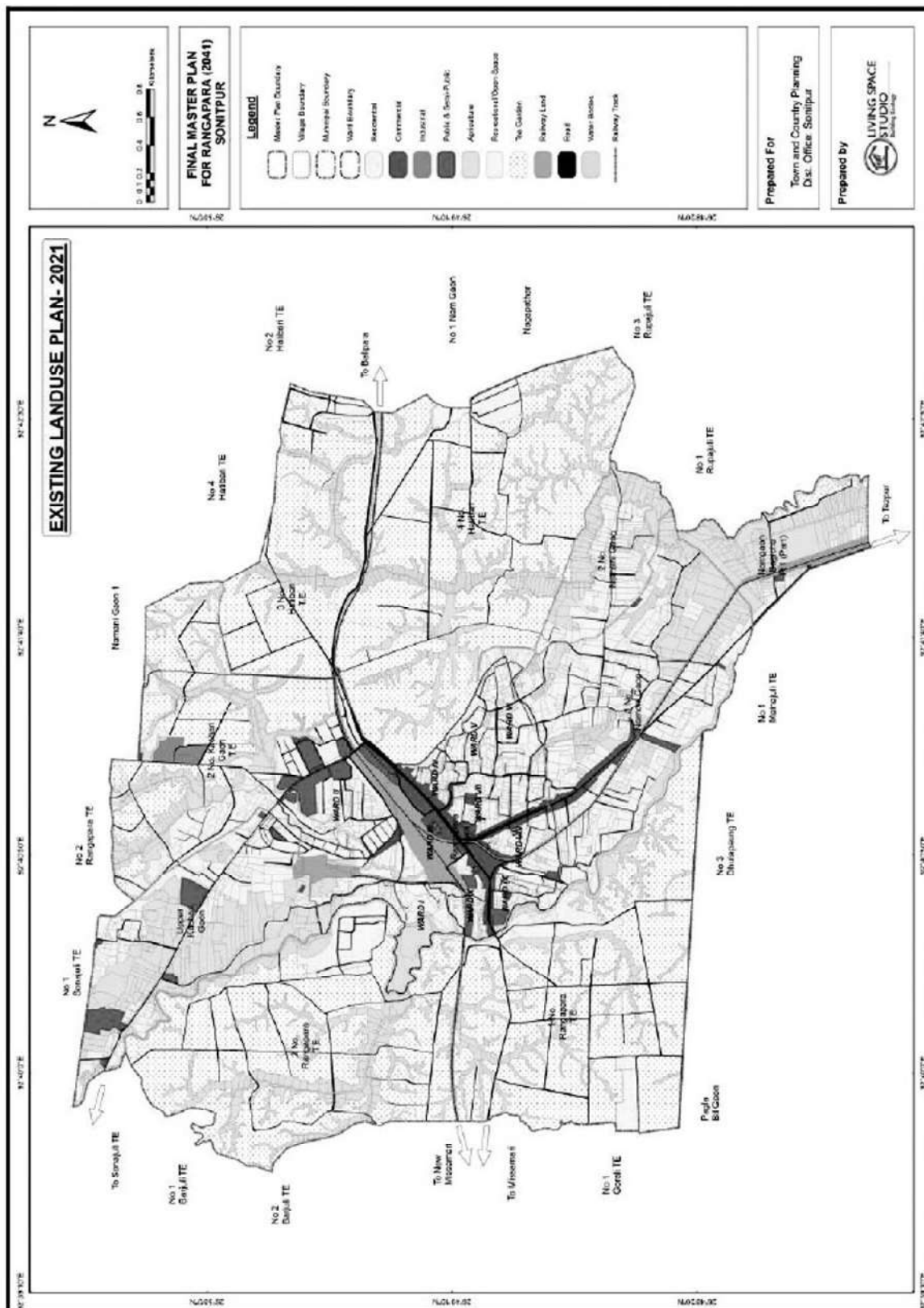


Fig. 11 Existing Landuse Plan 2021



Fig. 12 Proposed Landuse Plan 2041

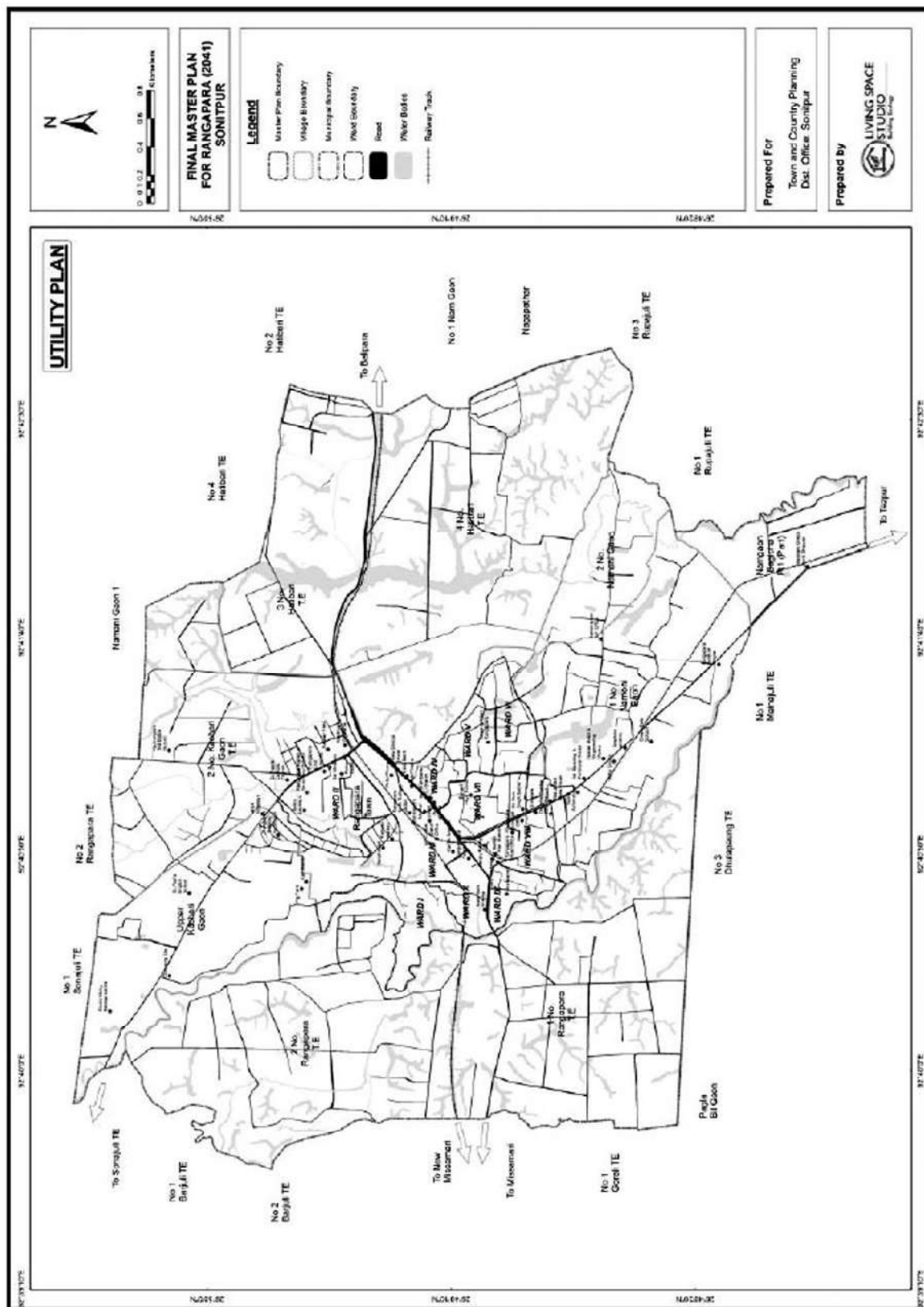


Fig. 13 Utility Plan



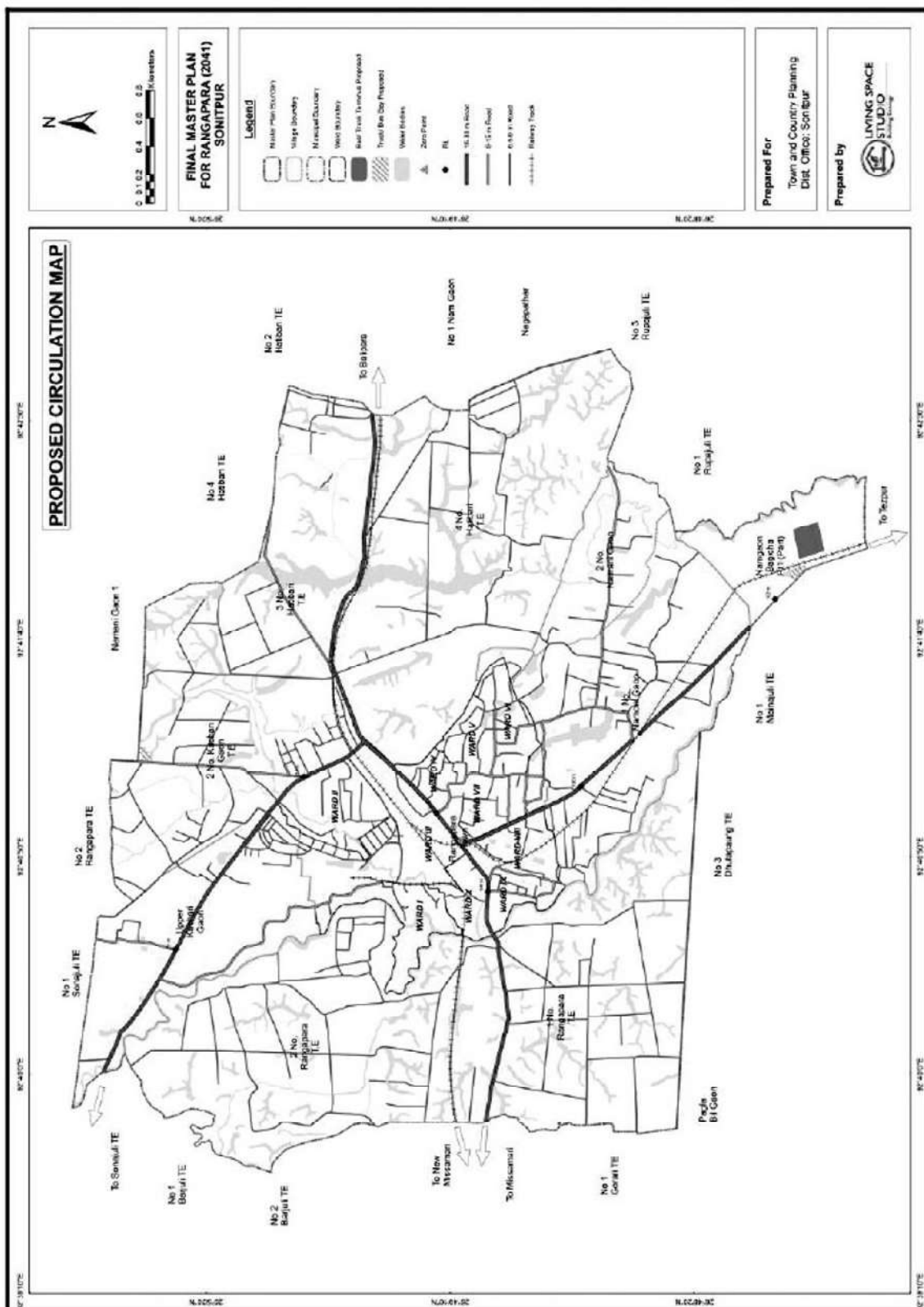


Fig. 15 Proposed Circulation Map